



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes RPP

Introduction

Pursuant to section 58 of the Residential Tenancy Act (the “Act”), I was designated to hear an application regarding the above-noted tenancy. The tenant applied for an order that the landlord return personal property pursuant to sections 65 and 67.

This matter was set for hearing by telephone conference call at 11:00 am on June 14, 2018. The line remained open while the phone system was monitored for fifteen minutes and no participant called into the hearing during this time. The phone lines were confirmed to be functioning normally. The Notice of Hearing was confirmed to provide the correct phone numbers and access codes to call into the conference call.

Rule 7.3 of the Rules of Procedure provides as follows:

7.3 Consequences of not attending the hearing – If a party or their agent fails to attend the hearing, the arbitrator may conduct the dispute resolution hearing in the absence of that party, or dismiss the application with or without leave to reapply.

Accordingly, as neither the applicant nor the respondent attended the hearing by 11:15am and **in the absence of any evidence or submissions I order the application dismissed without leave to reapply.** While I make no findings on the merits of the matter, I note that filing an application, occupying a hearing slot that could be assigned to parties with a pressing issue, and choosing not to attend, misuses the limited resources of the Branch. The issuance of this decision does not extend any applicable deadlines under the Act.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: June 15, 2018

Residential Tenancy Branch