



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

REVIEW HEARING DECISION

Dispute Codes OPR MNR FF

Introduction

This hearing was scheduled pursuant to the *Residential Tenancy Act* (the Act) in response to a successful application filed by the tenants for review of a decision dated March 13, 2018. In the original decision, the landlord was granted an order of possession and a monetary order in the amount of \$1551.80. As the tenants had already vacated the rental unit at the time of filing their review application, the review was granted on the limited issue of whether or not any rent was outstanding. The original decision and monetary order was subsequently suspended pending the outcome of this review hearing.

The review hearing was originally scheduled for June 5, 2018; however, neither party was able to call into the conference call hearing as a participant code was missing from the Notice of Hearing. The hearing was rescheduled to today's date and a Notice of Rescheduled Hearing was e-mailed by the Residential Tenancy Branch (the "Branch") to both the tenant and the landlord. The e-mail used for the landlord was the e-mail for service provided by the landlord in the original application.

While the tenant attended this rescheduled review hearing, the landlord did not, although I waited until 9:30 a.m. in order to enable the landlord to connect with this teleconference hearing scheduled for 9:00 a.m.

The tenant initially had some difficulty calling into the conference as the local phone number provided in the e-mail instructions sent to her was incorrect and the participant code provided was also missing one digit. The tenant was able to call in using the toll free phone number provided and with the help of a Telus operator who was able to provide the missing digit for the participant code. The Telus operator briefly joined the conference to advise that she would continue to monitor the conference bridge for a similar incorrect code being entered.

I kept the conference line open until 9:30 a.m. in order to enable the landlord to attend. I also reviewed the Notice of Hearing and the conference phone number and participant code were correct in the Notice itself.

Accordingly, in the absence of the landlord's participation in this hearing, I order the original decision and monetary order dated March 13, 2018 be cancelled. The landlord's original application is dismissed without leave to reapply.

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 21, 2018

Residential Tenancy Branch