



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC
 CNC, MT, RP

Introduction

This hearing dealt with cross Applications for Dispute Resolution filed by the parties under the *Residential Tenancy Act* (the “Act”). The matter was set for a conference call.

The Landlord’s Application for Dispute Resolution was made on May 31, 2018. The Landlord applied for an order of possession pursuant to section 47 of the *Act*. The Tenant’s Application for Dispute Resolution was made on June 2, 2018. The Tenant applied to cancel a One Month Notice for Cause (the Notice) issued on May 14, 2018, for additional time to file to dispute a notice and for an order for the Landlord to repair the rental unit.

Issues to be Decided

- Is the Tenant entitled to additional time to file to dispute the Notice?
- Should the Notice issued on May 14, 2018, be cancelled pursuant to section 47 of the Act?
- Is the Landlord entitled to an order of possession pursuant to section 55 of the Act?
- Is the Tenant entitled to an order for the Landlord to repair the rental unit?

Background and Evidence

This hearing was scheduled for a teleconference hearing on this date.

Rule 7.1 of the Rules of Procedure stipulates that the hearing must commence at the scheduled time unless otherwise decided by the Arbitrator. The Arbitrator may conduct

the hearing in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

This hearing was scheduled to commence at 11:00 a.m. on July 23, 2018. I called into the teleconference at 11:00 a.m. and monitored the teleconference until 11:11 a.m. Neither the Applicant nor the Respondent called into the teleconference during this time. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed from the teleconference system that I was the only person who had called into this teleconference.

Analysis

I find that the Application for Dispute Resolution has been abandoned.

Conclusion

I dismiss the Application for Dispute Resolution with leave to reapply; however, this does not extend any applicable time limits under the legislation. I have not made any findings of fact or law with respect to the Application.

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: July 24, 2018

Residential Tenancy Branch