



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNR OPR DR

### Introduction

This hearing dealt with applications from the landlord and the tenant pursuant to section 58 of the *Residential Tenancy Act* (the “Act”).

While the tenant S.D. attended the hearing by way of conference call, the applicant landlord did not, although I waited until 9:40 A.M. in order to enable the landlord to connect with this teleconference hearing scheduled for 9:30 A.M. Tenant S.D. was given a full opportunity to be heard, to present sworn testimony, to make submissions and to call witnesses.

Rule 7.1 of the Rules of Procedure provides as follows:

**7.1 Commencement of the hearing** 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.

### Conclusion

In the absence of the landlord’s participation in this hearing, I order the application dismissed in its entirety without liberty 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: July 30, 2018

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Residential Tenancy Branch