



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CANADIAN TENANT INSPECTION SERVICES LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR, FFT, OLC, RP, RR

Introduction

On June 13, 2018, the Tenants applied for a Dispute Resolution proceeding seeking to cancel a 10 Day Notice for Unpaid Rent pursuant to Section 46 of the *Residential Tenancy Act* (the “*Act*”), seeking an order for the Landlord to comply pursuant to Section 62 of the *Act*, seeking a repair order pursuant to Section 32 of the *Act*, seeking a rent reduction pursuant to Section 65 of the *Act*, and seeking recovery of the filing fee pursuant to Section 72 of the *Act*.

J.G. attended the hearing on behalf of the Landlord. The Tenants did not appear during the 16-minute hearing.

Background and Evidence

This hearing was scheduled to commence via teleconference at 9:30 AM on August 7, 2018.

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.

I dialed into the teleconference at 9:30 AM and monitored the teleconference until 9:46 AM. Only the Respondent dialed 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 confirmed during the hearing that the Applicant did not dial in and I also confirmed from the teleconference system that the only party who had called into this teleconference was a representative of the Landlord.

Analysis

As the Applicants did not attend the hearing by 9:46 AM, I find that the Application for Dispute Resolution has been abandoned.

I note that Section 55 of the *Act* requires that when a tenant submits an Application for Dispute Resolution seeking to cancel a notice to end tenancy issued by a landlord, I must consider if the landlord is entitled to an order of possession if the Application is dismissed and the landlord has issued a notice to end tenancy that that complies with the *Act*.

As the Landlord's Notice is valid and as the Tenants have not attended the hearing, I uphold the Notice and find that the Landlord is entitled to an Order of Possession.

Conclusion

I dismiss the Tenants' Application for Dispute Resolution without leave to reapply. Furthermore, I grant an Order of Possession to the Landlord **two days after service of this Order** on the Tenants. Should the Tenants fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

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: August 7, 2018

Residential Tenancy Branch