



Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

RPP

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* ("Act") for a return of personal property, pursuant to section 65 of the *Act*.

Only the respondent landlord and her witness, L.C. attended the hearing. The landlord said she was not provided with any information related to the hearing and only discovered the existence of a hearing after having received an email reminder from the *Residential Tenancy Branch*.

Analysis

While the Respondent attended the hearing by way of conference call, the Applicant did not, although I waited until 11:10 A.M. in order to enable the Applicant to connect with this teleconference hearing scheduled for 11:00 A.M.

Rule 7.1 of the Rules of Procedure provides as follows:

7.1 Commencement of the dispute resolution proceeding - The dispute resolution proceeding must commence at the scheduled time unless otherwise decided by the Arbitrator. The Arbitrator may conduct the dispute resolution proceeding 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 applicant's participation in this hearing, I dismiss the tenant's application 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: October 2, 2018

Residential Tenancy Branch