



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes LRE, RP, FFT

Introduction

This teleconference hearing was scheduled in response to an application by the Tenant under the *Residential Tenancy Act* (the “Act”) for an order restricting or suspending the Landlord’s right to enter, for an order for the Landlord to complete repairs and for the recovery of the filing fee paid for this application.

Neither party called into the hearing during the approximately 10 minutes that the teleconference line remained open.

Issues to be Decided

Should the Landlord’s right to enter the rental unit be suspended or restricted?

Should the Landlord be ordered to complete repairs?

Is the Tenant entitled to the recovery of the filing fee paid for the Application for Dispute Resolution?

Background and Evidence

Rule 7.1 of the *Residential Tenancy Branch Rules of Procedure* states that the hearing commences at the scheduled time, unless otherwise determined by the Arbitrator. Rule 7.3 of the *Rules of Procedure* state that in the absence of a party, the hearing may be conducted in their absence or the dispute dismissed, with or without leave to reapply.

The teleconference hearing was scheduled for 1:30 pm on October 12, 2018. I called into the hearing at 1:30 pm and the phone line was monitored until 1:40 pm. No one called in for either party during the 10-minute duration that the conference line was left open. The teleconference codes and call-in numbers were confirmed to be accurate on the Notice of Dispute Resolution Proceeding.

Analysis

Due to the absence of both parties, I find that this Application for Dispute Resolution has been abandoned.

Conclusion

I dismiss the application for Dispute Resolution with leave to reapply. This decision does not extend any applicable time limits under the *Residential Tenancy Act*. No findings of fact or law were made with respect to the dispute.

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 12, 2018

Residential Tenancy Branch