



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC, PSF

Introduction and Analysis

This hearing dealt with an Application for Dispute Resolution (“application”) by the tenant under the *Residential Tenancy Act* (“Act”) for an order directing the landlord to comply with the Act, regulation or tenancy agreement, and for an order to provide services or facilities in accordance with the tenancy agreement.

The hearing began promptly at 9:30 a.m. Pacific Time on Friday, September 14, 2018, and the telephone line was monitored for a total of 10 minutes. During this time, neither the applicant tenant nor the respondent landlord called into the hearing. I confirmed that the teleconference codes were correct and that I was the only person on the call at all times. Following the ten minute waiting period, the application of the tenant was **dismissed with leave to reapply**.

Conclusion

The tenant’s application is dismissed with leave to reapply. Given the above, I have not considered the merits of the tenant’s application. I note this decision does not extend any applicable time limits under the Act.

This decision is final and binding on the parties, except as otherwise provided under the Act, and 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: September 17, 2018

Residential Tenancy Branch