



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, OLC

Introduction

This matter dealt with the Tenant's Application for Dispute Resolution, and was set for hearing by telephone conference call at 11:00 a.m. on September 6, 2018. At the time of the hearing the line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time was an agent for the Respondent. The agent identified himself as the owner of the property.

Analysis and Conclusion

Rule 10.1 of the Residential Tenancy Branch Rules of Procedure provides as follows:

Commencement of 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.

As the Applicant did not attend the hearing by 11:10 a.m., and the Agent for the Respondent appeared and was ready to proceed, I dismiss all the claims in the application made by the Applicant without leave to reapply.

The Agent explained that the Tenant had already vacated the subject rental unit property. Therefore, I find an order of possession is not required.

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 13, 2018

Residential Tenancy Branch