



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP, RP, OLC, FFT

Introduction

This hearing was convened by way of conference call concerning an application made by the tenants seeking an order that the landlord make emergency repairs for health or safety reasons; an order that the landlord make repairs to the rental unit or property; an order that the landlord comply with the *Act*, regulation or tenancy agreement; and to recover the filing fee from the landlord for the cost of the application.

One of the tenants attended the hearing and represented the other tenant. However, the line remained open while the telephone system was monitored for 30 minutes and no one for the landlord joined the call. The tenant was not able to provide a date that the landlord was served with the Tenant's Application for Dispute Resolution and notice of this hearing. Without being satisfied that the landlord was served in accordance with the *Residential Tenancy Act*, I cannot make any orders sought by the tenants, and I dismiss the tenants' application with leave to reapply.

Conclusion

For the reasons set out above, the tenants' application is hereby dismissed with leave 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: November 15, 2018

Residential Tenancy Branch