



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, CNR, OLC, ERP, FFT

Introduction and Analysis

This hearing dealt with an Application for Dispute Resolution (“application”) by the tenant seeking remedy under the *Residential Tenancy Act* (“Act”) to cancel a 1 Month Notice to End Tenancy for Cause, to cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, for an order directing the landlords to comply with the Act, regulation or tenancy agreement, for emergency repairs for health or safety reasons, and to recover the cost of the filing fee.

The tenant was provided with a copy of the Notice of a Dispute Resolution Hearing dated October 23, 2018. The tenant; however, did not attend the teleconference hearing set for this date, Thursday, November 29, 2018 at 9:30 a.m. Pacific Time. The phone line remained open for 14 minutes and was monitored throughout this time. The only persons to call into the hearing were the landlords.

Following the ten minute waiting period, the application of the tenant was **dismissed without leave to reapply** as the tenant failed to attend the hearing to present the merits of their application or at the very least cancel their scheduled hearing in advance of the hearing. The landlords did attend the hearing and were ready to proceed. The landlords testified that the tenant vacated the rental unit and that they did not require an order of possession as a result.

I do not grant the tenant the recovery of the cost of the filing fee as result of the above.

Conclusion

The tenant’s application is dismissed without leave to reapply.

This decision does not extend any applicable time limits under the *Act*.

The decision will be emailed to the landlords at the email address provided by the landlords during the hearing. The decision will be sent by regular mail to the tenant as the tenant did not provide an email address in their application.

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: November 29, 2018

Residential Tenancy Branch