



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ERP AAT DRI LRE OLC PSF RR

### Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the *Act*) for:

- an Order for emergency repairs pursuant to section 62 of the *Act*;
- an Order to allow access for the tenant or their guests pursuant to section 30 of the *Act*;
- dispute of a rent increase pursuant to section 41 of the *Act*;
- an Order that the landlord's right to enter be suspended or restricted, pursuant to section 70 of the *Act*;
- an Order for the landlord to comply with the *Act*, regulation, and/or the tenancy agreement pursuant to section 62 of the *Act*;
- an Order that the landlord provide services or facilities required by the tenancy agreement or the *Act* pursuant to section 62 of the *Act*; and
- an Order to reduce the rent for repairs, services or facilities agreed upon by not provided pursuant to section 65 of the *Act*;

The landlords appeared at the date and time set for the hearing of this matter. The tenant, who was the applicant in this matter, did not attend this hearing, although I left the teleconference hearing connection open until 9:42 a.m. in order to enable the tenant to call into this teleconference hearing scheduled for 9:30 a.m. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed from the teleconference system that the landlords and I were the only ones who had called into this teleconference.

Rule 7.3 of the Rules of Procedure provides as follows:

### ***7.3 Consequences of not attending the hearing***

*If a party or their agent fails to attend the hearing, the arbitrator may conduct the dispute resolution hearing in the absence of that party, or dismiss the application, with or without leave to re-apply.*

Accordingly, in the absence of any testimony from the tenant who was the applicant in this matter, I order the tenant's application, in its entirety, dismissed without liberty to reapply.

### Conclusion

The tenant's application for dispute resolution is dismissed in its entirety without 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: December 27, 2018

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Residential Tenancy Branch