



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ASK WELLNESS SOCIETY
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPT, OLC, OT

Introduction

On February 4, 2019, the Tenants applied for a Dispute Resolution proceeding seeking an Order of Possession pursuant to Section 54 of the *Residential Tenancy Act* (the “Act”) and seeking an Order to Comply pursuant to Section 62 of the *Act*.

E.N attended the hearing as an advocate for the Tenants; however, he advised that he did not have authorization to represent them. A.R., S.H., and R.D. attended the hearing as agents for the Landlord. The Tenants did not appear during the 12-minute hearing.

Background and Evidence

This hearing was scheduled to commence via teleconference at 9:30 AM on March 15, 2019.

Rule 7.1 of the Rules of Procedure stipulates that 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.

I dialed into the teleconference at 9:30 AM and monitored the teleconference until 9:42 AM. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I confirmed during the hearing that the Applicants did not dial in and I also confirmed from the teleconference system that the only parties who had called into this teleconference were the unauthorized advocate and the representatives of the Landlord.

Analysis

As there was no authorization for the advocate to represent the Applicants, and as the Applicants did not attend the hearing by 9:42 AM, I find that the Application for Dispute Resolution has been abandoned.

Conclusion

I dismiss the Tenants' Application for Dispute Resolution 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: March 15, 2019

Residential Tenancy Branch