



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding HOMELIFE PROPERTY MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes **CNC MT OLC RP**

Introduction

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

- An order to cancel a One Month Notice for Cause pursuant to section 47;
- A request for more time to cancel a notice to end tenancy pursuant to section 66;
- An order for the landlord to comply with the Act pursuant to section 62; and
- An order that the landlord perform regular repairs pursuant to section 32 and 62.

Neither of the tenants attended the hearing, although I left the teleconference hearing connection open until 11:10 a.m. to enable the tenants to call into this teleconference hearing scheduled for 11:00 a.m.

The landlord attended the hearing represented by BB ("landlord") and was given a full opportunity to be heard, to present sworn testimony, to make submissions and to call witnesses. 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 landlord and I were the only ones who had called into this teleconference.

Issue(s) to be Decided

Are the tenants entitled to:

- An order to cancel a One Month Notice for Cause;
- A request for more time to cancel a notice to end tenancy;
- An order for the landlord to comply with the Act;
- An order that the landlord perform regular repairs?

Background and Evidence

The landlord testified the tenants have moved out of the rental unit and that they participated in a move-out condition inspection. He did not anticipate the tenants would call into the hearing.

Analysis

The tenant did not attend the hearing which was scheduled by conference call at 11:30 a.m. Rule 7.3 of the Rules of Procedure provides that:

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.

Consequently, I dismiss the tenant's application without leave to reapply.

Conclusion

The tenants' application is dismissed.

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