



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP MNDCT RP RR

Introduction

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

- an Order for emergency repairs pursuant to section 33 of the *Act*;
- an Order for regular repairs pursuant to section 32 of the *Act*;
- an Order to reduce the rent for repairs, services or facilities agreed upon by not provided pursuant to section 65 of the *Act*; and
- a monetary order for compensation for damage or loss under the *Act*, regulation or tenancy agreement, pursuant to section 67 of the *Act*.

The landlord and the landlord's assistant P.R. appeared at the date and time set for the hearing of this matter. The tenants, who were the applicants in this matter, did not attend this hearing, although I left the teleconference hearing connection open until 11:12 a.m. in order to enable the tenants to call into this teleconference hearing scheduled for 11:00 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 landlord 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 tenants who were the applicants in this matter, I order the tenant's application, in its entirety, dismissed without liberty to reapply.

Issue(s) to be Decided

Should the landlord be ordered to make emergency repairs?

Should the landlord be ordered to make regular repairs?

Is the tenant entitled to a reduction of rent for repairs, services or facilities agreed upon by not provided by the landlord?

Is the tenant entitled to a monetary award for the landlord's failure to comply with the *Act*, regulations and/or tenancy agreement?

Conclusion

The tenants' 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: March 14, 2019

Residential Tenancy Branch