



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      AS, DRI, LAT, LRE, OLC, OT

### Introduction

This teleconference hearing was scheduled in response to an application by the Tenant under the *Residential Tenancy Act* (the “*Act*”) for permission to assign or sublet the rental unit, to dispute a rent increase, for authorization to change the locks, to suspend or restrict the Landlord’s right to enter, for an order for the Landlord to comply with the *Act*, *Residential Tenancy Regulation* (the “*Regulation*”) and/or tenancy agreement, and for “other” unspecified issues.

Two agents for the Landlord (the “Landlords”) were present for the teleconference hearing and were affirmed to be truthful in their testimony. No one called in for the Tenant during the 10 minutes that the phone line was monitored.

### Preliminary Matters

The two agents for the Landlord were named as Landlords on the Application for Dispute Resolution, along with the business name of the landlord. This was clarified by the agents at the hearing and they were removed from the application as respondents and noted as agents instead. This amendment to the application was made pursuant to Section 64(3)(c) of the *Act*.

### Issues to be Decided

Should the Tenant be provided permission to assign or sublet the rental unit?

Has the Tenant be provided an illegal rent increase?

Should the Tenant be granted authorization to change the locks to the rental unit?

Should the Landlord's right to enter the rental unit be suspended or restricted?

Should the Landlord be ordered to comply with the *Act, Regulation* and/or tenancy agreement?

### Background and Evidence

The Landlords testified that the Tenant moved out of the rental unit on April 1, 2019 after they served the Tenant with a One Month Notice to End Tenancy for Cause.

### Analysis

Rule 7.3 of the *Residential Tenancy Branch Rules of Procedure* states that if a party fails to attend the hearing, their application may be dismissed, or the hearing may continue in their absence.

As the Tenant did not attend the hearing based on the application they filed, I dismiss the Application for Dispute Resolution. I also accept the affirmed testimony of the Landlords that this tenancy has ended. The Tenant's Application for Dispute Resolution is dismissed, without leave to reapply.

### Conclusion

The Application for Dispute Resolution is dismissed, 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: April 09, 2019

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Residential Tenancy Branch