



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: CNC, ERP, LRE, OLC, PSF, RP, RR, FFT

Introduction:

The Application for Dispute Resolution filed by the Tenant seeks the following:

- a. An order to cancel the one month Notice to End Tenancy
- b. An order for emergency repairs
- c. An order for a monetary order in sum \$2100.
- d. An order suspending or setting conditions on the landlord's right to enter the rental unit.
- e. An order that the landlord comply with the Act, Regulations and/or tenancy agreement.
- f. An order that the landlord provide services and/or services required by the tenancy agreement or law.
- g. A Repair order
- h. An order for the reduction of rent for repairs, services or facilities agreed upon but not provided.
- i. An order to recover the cost of the filing fee.

The tenant(s) failed to appear at the scheduled start of the hearing which was 9:30 a.m. on April 11, 2019. A representative of the landlord was present and ready to proceed. I left the teleconference hearing connection open and did not start the hearing until 10 minutes after the schedule start time in order to enable the tenant to call in. The tenant(s) failed to appear. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I then proceeded with the hearing. The representative of the landlord was given a full opportunity to present affirmed testimony, to make submissions and to call witnesses.

On the basis of the solemnly affirmed evidence presented at the hearing a decision has been reached. All of the evidence was carefully considered. The representative of the landlord testified the Tenant vacated the rental unit on April 1, 2019.

The Applicant has the burden of proof.

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.

As the Applicant failed to appear and the Respondent was present I ordered the application dismissed without liberty to reapply.

This decision is final and binding on the parties.

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 11, 2019

Residential Tenancy Branch