



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR LRE MNDCT MNRT OLC PSF

Introduction

The tenant, who applied for dispute resolution on April 2, 2019, sought the following relief under the *Residential Tenancy Act* (the “Act”): an order cancelling a 10 Day Notice to End Tenancy for Unpaid Rent (the “Notice”); an order to suspend or restrict the landlord’s right to enter the rental unit; compensation for various losses; compensation for the cost of emergency repairs; an order that the landlord comply with the Act, the *Residential Tenancy Regulation*, or the tenancy agreement; and, an order for the landlord to provide services or facilities required by the tenancy agreement or law.

A dispute resolution hearing was held at 9:30 AM on May 23, 2019. The landlord attended the hearing. The tenant did not.

I note that the tenant named the landlord’s property manager in her application. As he is not the landlord or a co-landlord, I have removed his name from this application.

Preliminary Issue: Non-Attendance of Applicant

The standard of proof in a dispute resolution hearing is on a balance of probabilities, which means that it is more likely than not that the facts occurred as claimed. The onus to prove their case is on the person making the claim.

As the applicant tenant failed to attend the hearing, she has not proven her case on a balance of probabilities.

Given the above, I dismiss the tenant’s application without leave to reapply.

Conclusion

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

This decision is final and binding, unless otherwise permitted under the Act, and is made on authority delegated to me by the Director of the Residential Tenancy Branch under section 9.1(1) of the Act.

Dated: May 23, 2019

Residential Tenancy Branch