



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

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

DECISION

Dispute Codes LAT, LRE

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

- authorization to change the locks to the rental unit pursuant to section 70;
- an order to suspend or set conditions on the landlord's right to enter the rental unit pursuant to section 70.

The tenant attended the hearing via conference call and provided undisputed testimony. The landlord did not attend. No documentary evidence was submitted by either party.

At the outset, the tenant clarified that the landlord was not sufficiently served with the notice of hearing and as such would not attend.

Discussions with the tenant until 12 minutes past the start of the hearing time resulted in the tenant's application to be dismissed with leave to reapply. Leave to reapply is not an extension of any applicable limitation periods.

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: May 16, 2019

Residential Tenancy Branch