



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL

Introduction

The landlords applied for dispute resolution on April 1, 2019 seeking an order of possession under section 46 of the *Residential Tenancy Act* (the “Act”).

Preliminary Issue: Non-Attendance of Landlords

A dispute resolution hearing was held on May 17, 2019 and the tenant (K.) attended the hearing. After ten minutes, I concluded the hearing. The landlords did not attend.

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 landlords failed to attend the hearing they have not met their onus of proving their claim.

Conclusion

I dismiss the landlords’ application 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 Act.

Dated: May 17, 2019

Residential Tenancy Branch