



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **CNC AAT LAT LRE OPT PSF FFT**

Introduction

This hearing dealt with an application by the tenant under the *Residential Tenancy Act* (the *Act*) for the following:

- Cancellation of One Month Notice to End Tenancy for Cause (“One Month Notice”) pursuant to section 47;
- An order for the landlord to allow the tenant access to the unit pursuant to section 70;
- An order authorizing the tenant to change the lock pursuant to sections 70 and 31 of the *Act*;
- An order to restrict or suspend the landlord’s right of entry pursuant to section 70;
- An order of possession for the tenant pursuant to section 54;
- An order requiring the landlord to provide services or facilities as required by the tenancy agreement or the *Act* pursuant to section 62;
- An order requiring the landlord to reimburse the tenant for the filing fee.

This matter was set for hearing by telephone conference. Neither party attended although I left the teleconference hearing connection open from the scheduled time for an additional ten minutes to enable them to call. I confirmed that the Notice of Hearing provided the correct call-in numbers and participant codes. I also confirmed from the teleconference system that I was the only one who had called into this teleconference.

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 reapply.*

As neither the applicant nor the respondent attended the hearing and in the absence of any evidence or submissions, I order the application dismissed with leave to reapply. Leave to reapply does not constitute an extension of any applicable time limit.

Conclusion

I order the application dismissed with 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: June 28, 2019

Residential Tenancy Branch