



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Ardent Properties Inc.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      ERP, FFT

This hearing was convened as a result of the Tenants' Application for Dispute Resolution ("Application") under the *Residential Tenancy Act* ("Act") for:

1. An order to for emergency repairs; and
2. An order to recover the \$100.00 cost of the Application Filing fee.

## Introduction

The Landlord appeared at the teleconference hearing and gave affirmed testimony, but no one contacted the telephone bridge on behalf of the Tenants. The telephone line remained open while the phone system was monitored for over ten minutes. No one appeared on behalf of the Tenants.

The Landlord said that the Tenants vacated the rental unit with no notice sometime prior to June 19, 2019, when the Landlord checked on the residential property.

The Parties provided their email addresses in the documentary evidence, and at the outset of the hearing, the Landlord confirmed her understanding that the Decision would be emailed to both Parties.

As the Tenants did not attend to present the merits of their Application and because they have abandoned the rental unit, I dismiss their Application without leave to reapply.

## Conclusion

The Tenants did not attend the arbitration hearing and had vacated the rental unit without notice to the Landlord in June 2019. As a result, their Application is dismissed without leave to reapply.

This decision is final and binding on the Parties, unless otherwise provided 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 *Residential Tenancy Act*.

Dated: July 25, 2019

---

Residential Tenancy Branch