Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

<u>Dispute Codes</u>   CNC, LRE, OLC, RP

<u>Introduction</u>

This hearing convened as a result of a Tenant's Application for Dispute Resolution wherein the Tenant sought the following:

- an Order canceling a 1 Month Notice to End Tenancy for Cause;
- an Order restricting the Landlord's right to enter the rental unit;
- an Order that the Landlord comply with the *Residential Tenancy Act,* the *Residential Tenancy Regulation,* and/or the residential tenancy agreement; and,
- an Order that the Landlord make repairs to the rental unit.

This matter was set for hearing by telephone conference call at 9:30 a.m. on this date. The line remained open while the phone system was monitored for ten minutes and no participant called into the hearing during this time.

I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed from the teleconference system that I was the only person who had called into this teleconference.

<u>Analysis and Conclusion</u>

Rules 7.1 and 7.3 of the *Residential Tenancy Branch Rules of Procedure* provides as follows:

> **Commencement of Hearing:**
> The hearing must commence at the scheduled time unless otherwise decided by the arbitrator.

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 re-apply.

As neither party called into the hearing by 9:40 a.m., I dismiss the Tenant's claim with leave to reapply. I note this does not extend any applicable time limits under the *Act*.

This Decision is final and binding on the parties, except as 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: August 26, 2019

_____
Residential Tenancy Branch