



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNDCT, OLC, PSF, AAT, AND FFT

Introduction:

This hearing was convened in response to an Application for Dispute Resolution filed by the Tenant in which the Tenant applied for an Order requiring the Landlord to comply with the *Residential Tenancy Act (Act)* or the tenancy agreement, for an Order requiring the Landlord to provide services or facilities required by law; for an Order requiring the Landlord to provide access to the rental unit; and to recover the fee for filing this Application for Dispute Resolution. On July 16, 2019 the Tenant amended the Application for Dispute Resolution to include an application for a monetary Order for money owed or compensation for damage or loss.

Issue(s) to be Decided:

Is the Tenant entitled to compensation for loss of quiet enjoyment?
Is there a need to issue an Order requiring the Landlord to provide services or facilities?
Is there a need to issue an Order requiring the Landlord to provide the Tenant with access to an outside storage area?

Background and Evidence:

This hearing was scheduled to commence at 11:00 a.m. on August 27, 2019. The Landlord dialed into the teleconference prior to the scheduled start time. The Landlord stated that the Tenant served him with the Dispute Resolution Package, by registered mail, sometime in July of 2019. He stated that the Tenant also served him with an Amendment to the Application for Dispute Resolution, via registered mail, sometime in July of 2019.

I dialed into the teleconference at 11:01 a.m. I monitored the teleconference until 11:13 a.m. By the time the teleconference was terminated at 11:13 a.m. the Tenant had not dialed into the teleconference.

Analysis:

I find that the Tenant has failed to diligently pursue the Application for Dispute Resolution and I therefore dismiss the Application for Dispute Resolution without leave to reapply.

Conclusion:

The Application for Dispute Resolution is dismissed, 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 *Residential Tenancy Act*.

Dated: August 27, 2019

Residential Tenancy Branch