



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CAPILANO PROPERTY MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ERP

Introduction and Analysis

This hearing was convened as the result of a tenant's Application for Dispute Resolution (application) seeking remedy under the *Residential Tenancy Act* (the Act) for an order for emergency repairs for health or safety reasons.

The hearing began promptly at 1:30 p.m. Pacific Time as scheduled on November 12, 2019, and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant tenant nor the respondent landlords dialed into the telephone conference call hearing. I have also confirmed that the Notice of Dispute Resolution Proceeding document dated October 16, 2019, included the correct time and date and call in codes for the hearing.

Conclusion

In the absence of the tenant to present their claim, **I dismiss** the tenant's application, **with leave to reapply**.

I make no findings on the merits of the application. Leave to reapply is not an extension of any applicable limitation period.

This decision will be emailed to the tenant and sent by regular mail to the landlords as the tenant did not provide an email address for the landlords in their application.

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: November 13, 2019

Residential Tenancy Branch