Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PHS
and [tenant name suppressed to protect privacy]
DECISION

Dispute Codes   OLC

Introduction

This hearing dealt with the tenants' application pursuant to the *Residential Tenancy Act* (the "**Act**") for an order requiring the landlord to comply with the Act, regulation, or tenancy agreement pursuant to section 62.

Neither party attended at the appointed time set for the hearing, although I waited until 9:40 am to enable them to participate in this hearing scheduled for 9:30 am. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. During the hearing, I also confirmed from the online teleconference system that I was the only person who had called into this teleconference.

Rule of Procedure 7.3 states:

> **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 re-apply.

Accordingly, in the absence of any evidence or submissions, I order the application dismissed with leave to reapply. I make no findings on the merits of the matter. Leave to reapply does not extend any applicable limitation period.

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: December 12, 2019

_____
Residential Tenancy Branch