



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

Introduction

The landlord filed an application for dispute resolution on September 23, 2019 under section 56 of the *Residential Tenancy Act* (the “Act”). A hearing was scheduled for December 3, 2019 at 11:00 AM. Alas, no one attended.

Preliminary Issue: Non-Attendance of Parties

Rule 7.1 of the *Rules of Procedure* under the *Act* requires that a hearing start at the scheduled time and date unless otherwise set by an arbitrator. Rule 7.3 permits an arbitrator to conduct a hearing in the absence of any party, and the arbitrator may make a decision or dismiss the application, with or without leave to re-apply.

I dialed into the teleconference at 10:57 AM and monitored the line until 11:10 AM. Neither party joined the teleconference during this time. I confirmed that the correct call-in numbers and participant codes were in the Notice of Dispute Resolution Proceeding.

Given the above, I find that the application was abandoned, and I dismiss the application with leave to reapply. This does not extend any time limits under the *Act*. I have not made any findings of fact or law with respect to the landlord’s application.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under section 9.1(1) of the *Act*.

Dated: December 3, 2019

Residential Tenancy Branch