



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Rockwell Developments Inc
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes RR, RP, MNDCT, FFT

This review hearing was convened in response to an application by the Tenant pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order for a rent reduction - Section 65;
2. An Order for repairs - Section 32;
3. A Monetary Order for compensation - Section 67; and
4. An Order to recover the filing fee for this application - Section 72.

The original hearing on the matter was held January 2, 2020 with a decision issued on January 14, 2020 (the “Decision”). The Landlord did not appear at the original hearing. The Decision records that the Tenant withdrew its claims for a rent reduction and an order for repairs and finds the Tenant entitled to compensation. The Tenant was granted a monetary order for **\$10,176.95** that included recovery of the filing fee.

The Landlord sought a review consideration of the Decision and in a Review Consideration Decision dated January 24, 2020 (the “Consideration Decision”) the Landlord was granted a review hearing. The Consideration Decision ordered the Landlord to serve the Tenant with a copy of the Consideration Decision and the notice of review hearing within 3 days receipt of the Consideration Decision.

The Landlord did not appear at the hearing that lasted for 14 minutes. The Tenant was given full opportunity to be heard, to present evidence and to make submissions.

The Tenant states that the Landlord did not serve the Tenant with anything. The Tenant states that it was informed by the Residential Tenancy Branch (the "RTB") of the date of this review hearing with instructions for calling in to the hearing. The Tenant states that it spoke with a person at the Landlord's office on several occasions between January 2020 and today's date and was not given any information about this review hearing. The Tenant states that this person told the Tenant to post information it wanted to give the Landlord on the door of the Landlord's office due to the current pandemic. The Tenant states that on or about March 14, 2020 the Tenant posted its evidence for the Landlord. The Tenant also states that it did not serve the Landlord with anything and that the Landlord had been given its evidence. The Tenant states that it has had a couple of cases with the Landlord and is confused.

As the Landlord did not attend this review hearing and as there is no evidence to contradict the outcome of the Decision, I confirm the Decision and the monetary order issued to the Tenant.

This decision is made on authority delegated to me by the Director of the RTB under Section 9.1(1) of the Act.

Dated: March 30, 2020

Residential Tenancy Branch