



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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

DECISION

Dispute Codes MNDCT OLC RP RR

Introduction and Analysis

This hearing dealt with two Applications for Dispute Resolution (applications) by the tenant seeking remedy under the *Residential Tenancy Act* (the Act) for a monetary order in the total amount of \$2,000.00 for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, for a rent reduction, for an order directing the landlord to comply with the Act, regulation or tenancy agreement, and for regular repairs to the unit, site or property.

The tenant was provided with a copy of the Notices of a Dispute Resolution Proceeding documents both dated January 8, 2020 (Notices of Hearing). The tenant however, did not attend the teleconference hearing set for this date, Friday, March 6, 2020 at 9:30 a.m. Pacific Time. The phone line remained open for 11 minutes and was monitored throughout this time. The only person to call into the hearing was the landlord AH (landlord) who indicated that they were ready to proceed. I have confirmed that file records support that the tenant did not make any attempt to cancel the hearing prior to the hearing.

Following the ten-minute waiting period, the applications of the tenant were both **dismissed without leave to reapply** as the tenant failed to attend the hearing to present the merits of their applications or at the very least cancel their scheduled hearing in advance of the hearing. This is pursuant to Rule 7.1 and 7.3 of the Residential Tenancy Branch (RTA) Rules of Procedure (Rules). The landlord did attend the hearing and was ready to proceed.

Conclusion

The tenant's applications are both dismissed without leave to reapply.

This decision does not extend any applicable time limits under the Act.

This decision will be emailed to both parties at the email addresses provided by the tenant in their application and the email address confirmed by the landlord during the hearing.

This decision is final and binding on the parties, except as 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: March 6, 2020

Residential Tenancy Branch