



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDL-S, MNRL-S, FFL

Introduction

In this dispute, the landlord sought compensation against their former tenants pursuant to sections 67 and 72 of the *Residential Tenancy Act* (the “Act”).

The landlord applied for dispute resolution on October 16, 2019 and a dispute resolution hearing was first held on February 25, 2020. I adjourned that hearing for the purposes of the landlord obtaining an interpreter. On April 30, 2020, the hearing commenced at 9:30 AM and neither party 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 unless otherwise set by an arbitrator. Further, Rule 7.3 permits an arbitrator to conduct a hearing in the absence of any party, and they may make a decision or dismiss the application, with or without leave to re-apply.

The hearing commenced by way of teleconference at 9:30 AM (Pacific Time) on April 30, 2020. I dialed into the teleconference at 9:30 AM and monitored the line until 9:40 AM.

Neither party dialed into the teleconference during this time. I confirmed that the correct call-in numbers and participant codes *for this hearing* had been provided in the Notice of Dispute Resolution Proceeding that had been issued by the Residential Tenancy Branch in respect of the adjourned hearing.

Given the above, and in the absence of any other information regarding this application, I find that the application has been abandoned.

Conclusion

I dismiss the application, with leave to reapply.

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: May 4, 2020

Residential Tenancy Branch