



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding JORBEN DEVELOPMENTS LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes

RP, RR, LRE

Introduction

On January 23, 2020, the Tenant made an Application for Dispute Resolution seeking a repair Order pursuant to Section 32 of the *Residential Tenancy Act* (the “Act”), seeking a rent reduction pursuant to Section 65 of the *Act*, and seeking to set conditions on the Landlord’s right to enter pursuant to Section 70 of the *Act*.

On January 23, 2020, this matter was set down for a hearing on June 22, 2020 at 1:30 PM.

Issue(s) to be Decided

- Is the Tenant entitled to a repair Order?
- Is the Tenant entitled to a rent reduction?
- Is the Tenant entitled to have conditions set on the Landlord’s right to enter?

Background and Evidence

This hearing was scheduled to commence via teleconference at 1:30 PM on June 22, 2020.

Rule 7.1 of the Rules of Procedure stipulates that the hearing must commence at the scheduled time unless otherwise decided by the Arbitrator. The Arbitrator may conduct the hearing in the absence of a party and may make a Decision or dismiss the Application, with or without leave to re-apply.

I dialed into the teleconference at 1:30 PM and monitored the teleconference until 1:41 PM. Neither the Applicant nor the Respondent dialed into the teleconference during this time. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed from the teleconference system that I was the only person who had called into this teleconference.

Analysis

As neither the Applicant nor the Respondent attended the hearing by 1:41 PM, I find that the Application for Dispute Resolution has been abandoned.

Conclusion

I dismiss the Application for Dispute Resolution with leave to reapply; however, this does not extend any applicable time limits under the legislation. I have not made any findings of fact or law with respect to the 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 *Residential Tenancy Act*.

Dated: June 23, 2020

Residential Tenancy Branch