



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNC OLC RP PSF LRE LAT FFT

### Introduction and Analysis

This hearing was convened as the result of a tenants' Application for Dispute Resolution (application) seeking remedy under the *Residential Tenancy Act* (the Act) to cancel a 1 Month Notice for Cause, for an order directing the landlord to comply with the Act, regulation or tenancy agreement, for regular repairs to the unit, site or property, for an order for the landlord to provide services or facilities agreed upon but not provided, for an order to suspend or set conditions on the landlord's right to enter the rental unit, for authorization to change the rental unit locks, and for the filing fee.

The hearing began promptly at 11:00 a.m. Pacific Time as scheduled on June 1, 2020, and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant tenants nor the respondent landlord dialed into the telephone conference call hearing. I have also confirmed that the Notice of Dispute Resolution Proceeding document dated April 16, 2020, included the correct time and date and access codes for the hearing.

### Conclusion

In the absence of the tenants to present their claim, **I dismiss** the tenants' application, **with leave to reapply**.

I make no findings on the merits of the application. Leave to reapply is not an extension of any applicable limitation period.

This decision will be emailed to the tenants and sent by regular mail to the landlord as the tenants did not provide an email address for the landlord in their application.

I do not grant the filing fee as the applicants did not attend the hearing.

This decision is final and binding on the parties, unless 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: June 2, 2020

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Residential Tenancy Branch