



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OLC, LRE

### Introduction, Preliminary and Procedural Matters-

This telephone conference call hearing was convened as the result of the tenants' application for dispute resolution under the Residential Tenancy Act (Act) for:

- an order requiring the landlord to comply with the Act, regulations, or tenancy agreement; and
- an order suspending or setting conditions on the landlord's right to enter the rental unit.

The hearing began at 11:00 a.m. Pacific Time on Friday, June 12, 2020, as scheduled and the telephone system remained open and was monitored for 12 minutes. During this time, the tenants did not call into the hearing; however, the landlord and the landlord's agent were present and ready to proceed with the hearing.

I continued the hearing for 12 minutes, in order to allow the tenants to call into the hearing.

### Analysis and Conclusion

Rule 7.3 of the Rules of Procedure provides as follows:

**Consequences of not attending the hearing.** If a party or their agent fails to attend the hearing, the arbitrator may conduct the dispute resolution hearing in the absence of that party, or dismiss the application, with or without leave to re-apply.

Accordingly, **in the absence of any evidence or submissions, I order the application of the tenants dismissed.**

As the respondent/landlord and landlord's agent attended and were ready to proceed, I dismiss the tenants' application, without 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 *Residential Tenancy Act*.

Dated: June 12, 2020

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Residential Tenancy Branch