



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BC First Service Residential and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes **OLC, MNDCT, RR**

Introduction

Pursuant to section 58 of the Residential Tenancy Act (the “Act”), I was designated to hear an application regarding the above-noted tenancy. The tenant applied for:

- An order that the landlord comply with the Act, regulations or tenancy agreement pursuant to section 62;
- A monetary award for damages or loss pursuant to section 67; and
- Authorization to reduce the rent pursuant to section 65.

This matter was set for hearing by telephone conference call at 9:30 am on July 6, 2020. The line remained open while the phone system was monitored for fifteen minutes and no participant called into the hearing during this time. The phone lines were confirmed to be functioning normally. The Notice of Hearing was confirmed to provide the correct phone numbers and access codes to call into the conference call.

Rule 7.3 of the Rules of Procedure provides as follows:

7.3 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 reapply.

I note that filing a claim and failing to pursue it is a needless waste of the limited resources of the Branch causing other, more meritorious applicants to face delays in obtaining a hearing time. I find the failure of the applicant to appear or file any documentary evidence in support of their application to be indicative of the wholly frivolous nature of their claim.

Accordingly, as neither the applicant nor the respondent attended the hearing by 9:45am and **in the absence of any evidence or submissions I order the application dismissed with leave to reapply.** I make no findings on the merits of the matter. The issuance of this decision does not extend any applicable deadlines under the Act.

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: July 7, 2020

Residential Tenancy Branch