



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Van East Investors Inc. and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNRL, FFL

Introduction

In this dispute, the landlord sought compensation for unpaid rent pursuant to sections 26 and 67 of the *Residential Tenancy Act* (the “Act”), and, they sought recovery of the filing fee under section 72 of the Act.

The landlord filed an application for dispute resolution on April 9, 2020 and a dispute resolution hearing was held, by teleconference, on Friday, August 14, 2020 at 1:30 PM. The tenants attended, but the landlord did not. The hearing ended at 1:40 PM.

Issues

1. Is the landlord entitled to compensation for unpaid rent?
2. Is the landlord entitled to recovery of the filing fee?

Background and Evidence

No one from the landlord attended the hearing to give evidence or present their case.

Analysis

The standard of proof in a dispute resolution hearing is on a balance of probabilities, which means that it is more likely than not that the facts occurred as claimed. The onus to prove their case is on the person making the claim.

As the landlord did not attend the hearing, they have therefore not proven their case. Thus, the landlord’s application is dismissed.

Conclusion

I dismiss the landlord's application, without leave to reapply.

This decision is final and binding and is made on authority delegated to me under section 9.1(1) of the Act.

Dated: August 14, 2020

Residential Tenancy Branch