



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding EWALD ENTERPRISES LTD and  
[tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      RP, RR, PSF, OLC, FFT

### Introduction

On August 21, 2020, the Tenants applied for a Dispute Resolution proceeding 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*, seeking provision of services or facilities pursuant to Section 62 of the *Act*, seeking an Order for the Landlord to comply pursuant to Section 62 of the *Act*, and seeking recovery of the filing fee pursuant to Section 72 of the *Act*.

W.C. attended the hearing as an agent on behalf of the Landlord. The Tenants did not appear during the 11-minute hearing.

### Background and Evidence

This hearing was scheduled to commence via teleconference at 11:00 AM on September 18, 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 11:00 AM and monitored the teleconference until 11:11 AM. Only 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 confirmed during the hearing that the Applicants did not dial in and I

also confirmed from the teleconference system that the only party who had called into this teleconference was a representative of the Landlord.

### Analysis

As the Applicants did not attend the hearing by 11:11 AM, I find that the Application for Dispute Resolution has been abandoned.

During the hearing, W.C. advised that an Order of Possession has been granted to the Landlord effective for September 30, 2020 (the relevant file number is listed on the first page of this Decision).

### Conclusion

I dismiss the Tenants' Application for Dispute Resolution 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: September 18, 2020

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Residential Tenancy Branch