



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP

Introduction

The tenant filed an Application for Dispute Resolution on September 10, 2020 seeking an order that the Landlord make emergency repairs to the rental unit. The matter proceeded by way of a hearing pursuant to section 74(2) of the *Residential Tenancy Act* (the “Act”) on October 30, 2020.

The landlord attended the teleconference call hearing; the tenant did not attend. Based on this, I am satisfied the tenant served the landlord notice of this hearing in due course. The landlord was aware of the issues in dispute in this hearing.

At the outset of the hearing, the landlord advised that they addressed and rectified the repairs requested by the tenant. These include repairs to the roof and a leaking toilet. The issue on power shorting out was clarified and resolved through mutual discussion.

Rule 7.3 of the Residential Tenancy Branch Rules of Procedure provides that if a party or their agent fails to attend the hearing, the arbitrator may conduct the hearing in the absence of that party or dismiss the application without leave to reapply.

Conclusion

In the absence of the applicant tenant I dismiss their application for the landlord to make emergency repairs, without leave to reapply. I also consider the matter closed given the landlord's statements at the hearing.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Act*.

Dated: October 30, 2020

Residential Tenancy Branch