



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ERP

### Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution filed by the Tenant on October 13, 2020 (the “Application”). The Tenant applied for an order that the Landlord make emergency repairs for health or safety reasons.

The Landlord appeared at the hearing. The Tenant did not appear at the hearing. I waited 10 minutes for the Tenant to appear, and nobody called into the hearing for the Tenant. I asked if the Tenant was on the line and received no answer. I confirmed from the teleconference system that the Landlord and I were the only people who had called into this teleconference.

Rule 7.3 of the Rules of Procedure states:

#### 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 re-apply.

Given the Landlord attended the hearing and was prepared to address the issues raised in the Application, and the Tenant did not attend to provide a basis for, or present evidence on, the Application, I dismiss the Application without leave to re-apply.

### Conclusion

The Application is dismissed without leave to re-apply.

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: December 07, 2020

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Residential Tenancy Branch