



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP, FFT

Introduction

This hearing was scheduled for 9:30 a.m. on this date, via teleconference call, to deal with a tenant's application for orders for emergency repairs.

The landlord appeared at the commencement of the hearing; however, there was no appearance on part of the tenant, despite leaving the teleconference call open for at least 10 minutes.

I confirmed that the correct telephone numbers and participant codes had been provided on the Notice of Dispute Resolution Proceeding. I also confirmed from the teleconference system that the landlord and I were the only persons who had called into this teleconference.

The landlord stated the tenancy has already ended for unpaid rent pursuant to a Application for Dispute Resolution filed by the landlord in November 2020 and the landlord has been provided an Order of Possession pursuant to that Application (file number referenced on the cover page of this decision); however, the tenant still remains in possession of the rental unit until while the landlord waits for the bailiff to remove the tenant from the premises.

Also of consideration is the tenant did not appear to present his evidence in support of the remedies sought by way of this Application for Dispute Resolution.

In light of all of the above, **I dismiss the tenant's 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: January 07, 2021

Residential Tenancy Branch