



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP

Introduction

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

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

The landlord stated she was not served with the Tenant's Application for Dispute Resolution or any evidence. Rather, she received an email from the Residential Tenancy Branch and upon calling the Branch the landlord learned there was a hearing set. The landlord had to obtain the teleconference call information from the Branch since she did not receive the Notice of Dispute Resolution Proceeding from the tenant.

Rule 7.3 of the Rules of Procedure provides for consequences for not attending a hearing, as follows:

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.

Since the tenant did not appear at the hearing to present her evidence, I dismissed the tenant's application 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 21, 2021

Residential Tenancy Branch