



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding CASCADIA APARTMENT RENTALS  
LTD. and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      RP RR FFT

### Introduction

The tenant applied for an order to reduce rent, an order for regular repairs, and, for recovery of the filing fee, under sections 65, 32 and 62, and 72, respectively, of the *Residential Tenancy Act* ("Act"). Only the landlord attended the hearing.

### Preliminary Issue: Non-Attendance of Applicant and Onus of Proof

The standard of proof in a dispute resolution hearing is on a balance of probabilities, which means that it is more likely than not that the facts occurred as claimed. The onus to prove their case is on the applicant making the claim.

As the tenant did not attend the hearing to present their case, they have failed to prove any of the grounds for which they sought relief under the Act. Accordingly, I must dismiss the tenant's application in its entirety, without leave to reapply.

### Conclusion

**I dismiss the tenant's application, without leave to reapply.**

This decision is final and binding, except where otherwise permitted under the Act, and is made on authority delegated to me under section 9.1(1) of the Act.

Dated: February 25, 2021

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Residential Tenancy Branch