



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OLC, LRE

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to have the landlord to comply with the Act and to suspend or set conditions on the landlord's right to enter the rental unit.

Only the landlord appeared. As the tenant did not appear the landlord attempted to contact the tenant by text message to dial into the hearing. The tenant did not respond to that text message nor did they call into the hearing.

This matter was set for hearing by telephone conference call at 9:30 A.M on this date. The line remained open while the phone system was monitored for twenty minutes and the only participant who called into the hearing during this time was the landlord. Therefore, as the tenant did not attend the hearing by 9:50 A.M, and the landlord appeared and was ready to proceed, I dismiss the tenant's application without leave to reapply.

I note the tenants in their written submission acknowledge that they received a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities. That notice to end tenancy was not disputed in this application and the tenancy may have already legally ended. I make no finding on this issue, only that the tenants have acknowledge that this notice to end tenancy was received.

### Conclusion

The tenant's application is dismissed 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: February 26, 2021

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Residential Tenancy Branch