



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding WELBEC PROPERTY LTD and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDCT

Introduction

The tenant applies to recover the value of personal possessions claimed to have been removed from his rental unit and damaged by the landlord.

No one attended for the respondent landlord at this hearing within 30 minutes after its scheduled start time at 1:30 p.m. on February 2, 2021. The teleconference hearing connection remained open during that time in order to enable the parties to call into the teleconference hearing. The call-in numbers and participant codes provided in the Notice of Hearing were confirmed as correct. The teleconference system audio console confirmed that the tenant, his witness and this arbitrator were the only ones who had called into this teleconference during that period.

It appears that the Notice of Dispute Resolution Hearing was sent by registered mail to the respondent company on November 5, 2020 and noted by Canada Post to have been delivered on November 12

It was noted to the applicant that the entity named as respondent in this application is not the same entity as shown as his landlord on his tenancy agreement and, indeed, is not the same entity he brought application against in a prior proceeding involving the same tenancy.

It was also noted that while the tenant seeks to be compensated for the value of a list of furnishing and personal belongings, there is no objective evidence to indicate the value of any.

In these circumstances the tenant withdrew this application. I grant him any leave necessary 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 02, 2021

Residential Tenancy Branch