



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding SAATH DEVELOPMENT CORPORATION C/O 1153905 BC
LTD and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPL, FFL

Introduction

This hearing was convened by way of conference call. The Landlord filed an Application for Dispute Resolution on January 28, 2021 (the "Application"). The Landlord applied for an Order of Possession based on a Two Month Notice to End Tenancy for Landlord's Use of Property dated December 22, 2020 and to recover the filing fee.

The Tenant appeared at the hearing. Nobody appeared at the hearing for the Landlord. I waited 10 minutes to allow someone for the Landlord to call into the hearing; however, nobody did. I confirmed from the teleconference system that the Tenant and I were the only ones who had called into the teleconference.

Rule 7.3 of the Rules of Procedure (the "Rules") states:

7.3 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.

Nobody appeared at the hearing for the Landlord. The Tenant did appear and was prepared to address the Application. In the circumstances, the Application is dismissed without leave to re-apply.

Conclusion

The Application is dismissed without leave to re-apply.

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: April 22, 2021

Residential Tenancy Branch