



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding PACIFICA HOUSING  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      OT

### Introduction

This hearing dealt with an Application for Dispute Resolution (application) by the tenant seeking remedy under the *Residential Tenancy Act* (Act) for “other” as the tenant writes they have an issue that is not listed on the application.

The tenant was provided with a copy of the Notice of a Dispute Resolution Proceeding dated February 4, 2021 (Notice of Hearing) when they made their application. The tenant, however, did not attend the hearing set for this date, April 29, 2021 at 9:30 a.m. Pacific Time. The phone line remained open for 10 minutes and was monitored throughout this time. The only persons to call into the hearing were three agents for the landlord, ST, SF and NG (agents).

### Analysis

Residential Tenancy Branch (RTB) Rules of Procedure (Rules) 7.1 and 7.3 apply and state:

#### **7.1 Commencement of the dispute resolution hearing**

The dispute resolution hearing will commence at the scheduled time unless otherwise set by the arbitrator.

#### **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.

Given the above and following the 10-minute waiting period, the application of the tenant was **dismissed without leave to reapply**. This decision does not extend any applicable time limits under the Act. Three agents for the respondent landlord attended

the hearing, yet the applicant tenant did not attend the hearing to present the merits of their application.

The filing fee was already waived so is not granted.

### Conclusion

The application is dismissed in full without leave to reapply.

This decision will be emailed to both parties at the email addresses confirmed during the hearing for the landlord and the email address for the tenant provided in the tenant's application.

This decision is final and binding on the parties, except as otherwise provided under the Act, and 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 29, 2021

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Residential Tenancy Branch