



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **LRE, RR, OLC, FFT; LRE, CNC, FFT**

Introduction

This hearing dealt with two applications by the tenant under the *Residential Tenancy Act* (the *Act*) for the following:

- Cancellation of One Month Notice to End Tenancy for Cause (“One Month Notice”) pursuant to section 47;
- An order requiring the landlord to comply with the Act pursuant to section 62;
- An order to reduce the rent for repairs, services or facilities agreed upon but not provided pursuant to section 65;
- An order requiring the landlord to reimburse the tenant for the filing fee pursuant to section 72.

This matter was set for hearing by telephone conference. The landlord JT attended on behalf of both landlords (“the landlord”) and had opportunity to provide affirmed testimony, present evidence and make submissions. The hearing process was explained.

The tenants (“the tenant”) did not appear at the hearing. I kept the teleconference line open from the scheduled time for the hearing for an additional 12 minutes to allow the tenant the opportunity to call. The teleconference system indicated only the landlord and I had called into the hearing. I confirmed the correct call-in number and participant code for the tenant had been provided.

The landlord stated the landlord had been served with two Notices of Hearing without supporting evidence packages by the tenant and accordingly attended at today's hearing.

Rule 7.3 of the Rules of Procedure provides as follows:

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 reapply.*

As neither the applicant tenant did not attend the hearing and in the absence of any evidence or submissions, I order both applications dismissed without leave to reapply.

Conclusion

I order both applications 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: May 17, 2021

Residential Tenancy Branch