



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, MNDCT, RP, RR, LRE, PSF, DRI

Introduction

The tenant filed an Application for Dispute Resolution on March 11, 2021 seeking an order to cancel the One Month Notice to End Tenancy for Cause (the “One-Month Notice”). The matter proceeded by way of a hearing pursuant to s. 74(2) of the *Residential Tenancy Act* (the “Act”) on June 21, 2021.

The landlord only attended the hearing to speak to the issue at hand. At the start of the hearing they provided that the tenant already moved out of the rental unit on April 1, 2021. This was with virtually no notice to the landlord.

Given that the tenancy has ended, the validity of the One-Month Notice is not in issue. I dismiss this part of the tenant’s Application without leave to reapply.

The tenant also included other grounds on their Application:

- compensation for monetary loss or other money owed;
- repairs made to the rental unit
- a reduction in rent for repairs, services or facilities agreed upon but not provided
- suspension or set conditions on the landlord’s right to enter the rental unit
- provision of service or facilities required by the tenancy agreement or law
- dispute of a rent increase that is above the amount allowed by law.

The tenant did not attend the hearing, although I left the teleconference hearing connection open until 9:42am to enable them to call in to this teleconference hearing scheduled for 9:30am.

I confirmed the correct call-in numbers and participant codes were provided in the Notice of Hearing. I also confirmed throughout the duration of the call that the tenant was not in attendance.

Rule 7.3 of the *Residential Tenancy Branch Rules of Procedure* provides that if a party or their agent fails to attend the hearing, the arbitrator may conduct the hearing in the absence of that party or dismiss the application without leave to reapply.

Conclusion

In the absence of the tenant I dismiss this Application in its entirety without leave to reapply.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under s. 9.1(1) of the *Act*.

Dated: June 21, 2021

Residential Tenancy Branch