



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding VANCOUVER PARK LANE TOWERS
LTD and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes AS FFT

Introduction and Analysis

This hearing dealt with an Application for Dispute Resolution (application) by the tenant seeking remedy under the *Residential Tenancy Act* (Act) for permission to sublet the rental unit and to recover the filing fee.

The tenant was provided with a copy of the Notice of a Dispute Resolution Proceeding document dated March 31, 2021 (Notice of Hearing). The tenant however, did not attend the teleconference hearing set for this date, Monday, July 19, 2021 at 9:30 a.m. Pacific Standard Time. The phone line remained open for 10 minutes and was monitored throughout this time. The only persons to call into the hearing was the landlord agent, HB, and the owner's representative, JT, who indicated that they were ready to proceed. I have confirmed that file records support that the tenant did not make any attempt to cancel the hearing prior to the hearing.

Following the ten-minute waiting period, the application of the tenant was **dismissed without leave to reapply** as the tenant failed to attend the hearing to present the merits of their application or at the very least cancel their scheduled hearing in advance of the hearing. This is pursuant to Rule 7.1 and 7.3 of the Residential Tenancy Branch (RTB) Rules of Procedure (Rules). The landlord did attend the hearing and was ready to proceed.

I do not grant the filing fee as the application failed to attend the hearing.

The full address of the rental unit was corrected pursuant to section 64(3)(c) of the Act.

Conclusion

The tenant's application is dismissed without leave to reapply.

This decision does not extend any applicable time limits under the Act.

The filing fee is not granted.

This decision will be emailed to both parties at the email addresses provided on the application and confirmed by the landlord agent during the hearing.

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: July 19, 2021

Residential Tenancy Branch