



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding GOLDEN CENTURY INVESTMENTS CO.
LTD. and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes **OPL-4M, FFL**

Introduction

This hearing also dealt with an application by the landlord under the *Residential Tenancy Act* (the *Act*) for the following:

- An order of possession under a Four Month Notice to End Tenancy For Demolition or Conversion of a Rental Unit ("Four Month Notice") pursuant to Sections 49 and 55;
- Authorization to recover the filing fee for this application pursuant to section 72.

The tenant attended the hearing. The hearing process was explained, and an opportunity was given to ask questions about the hearing process.

The tenant stated they were served with the Notice of Hearing and Application for Dispute Resolution scheduling the landlord's application at this time.

The landlord did not attend the hearing. I kept the teleconference line open from the scheduled time for the hearing for an additional fourteen minutes to allow the landlord the opportunity to call. The teleconference system indicated only the tenant and I had called into the hearing. I confirmed the correct call-in number and participant code for the tenant was provided.

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 the landlord applicant did not attend the hearing and in the absence of any evidence or submissions, I order the application dismissed without leave to reapply.

Conclusion

I order the landlord's application 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: November 18, 2021

Residential Tenancy Branch