



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Garden construction Ltd and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes ERP

Introduction

This hearing dealt with the tenant's application pursuant to section 33 of the *Residential Tenancy Act* (the "Act") for an order for emergency repairs.

This matter was set for hearing by telephone conference call at 11:00 am on November 2, 2021. The line remained open while the phone system was monitored for fifteen minutes and the only participant who called into the hearing during this time was the agent of the corporate respondent.

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.

Therefore, as the applicant did not attend the hearing by 11:15 am, and the respondent appeared and was ready to proceed, I dismiss the claim in its entirety without leave to reapply.

Conclusion

The tenant's application is dismissed 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 Section 9.1(1) of the *Residential Tenancy Act*.

Dated: November 2, 2021

Residential Tenancy Branch