



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FFT, OLC, MNDCT, RP, LRE, PSF, AAT, OT, DRI, MNRT

Introduction

The tenant filed an Application for Dispute Resolution (the “Application”) on July 26, 2021 seeking:

- the landlord’s compliance with the legislation and/or the tenancy agreement
- compensation for the cost of emergency repairs they made
- compensation for monetary loss/other money owed
- resolution of a rent increase
- access to the rental unit
- services of facilities required by the tenancy agreement or law
- suspension/set conditions on the landlord’s right to enter the rental unit
- repairs made to the unit
- reimbursement of the Application filing fee.

Additionally, they seek recompense for the Application filing fee. The matter proceeded by way of a hearing pursuant to s. 67(2) of the *Manufactured Home Park Tenancy Act* (the “Act”) on November 25, 2021. In the conference call hearing I explained the process and provided the attending party the opportunity to ask questions.

The party attending the hearing, so named as the “Landlord” by the tenant on their Application, stated they received no notice of this hearing. They only received a reminder of the pending hearing from the Residential Tenancy Branch. The tenant provided no documentary evidence in advance of the hearing, and no notice of the hearing within the time limit specified in the Residential Tenancy Branch Rules of Procedure.

The landlord informed me in the hearing that the tenant moved out at the end of July 2021. This is approximately the time they filed their Application for this hearing. The landlord provided detail and context on some of the issues on which the tenant applied.

The tenant did not attend the hearing, although I left the teleconference hearing connection open until 11:10am to enable them to call in to this teleconference hearing scheduled for 11:00am. I confirmed that the correct call-in numbers and participant codes had been 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 Applicant 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 Section 9.1(1) of the *Act*.

Dated: November 25, 2021

Residential Tenancy Branch