



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ACTION PROPERTY MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

LRE, LAT, OLC, FFT

Introduction:

This hearing was convened in response to an Application for Dispute Resolution filed by the Tenants in which the Tenants applied for an Order requiring the Landlord to comply with the *Residential Tenancy Act (Act)* and/or the tenancy agreement, an Order setting limits on the Landlord's right to enter the rental unit, authority to change the locks, and to recover the fee for filing this Application for Dispute Resolution.

The Agent for the Landlord stated that the Dispute Resolution Package was served to the Landlord in November of 2021, although she does not recall the exact date of service or the method of service. She stated no evidence was served to the Landlord.

Issue(s) to be Decided:

Is there a need to suspend or set conditions on the Landlord's right to enter the rental unit?

Should the Tenants be granted authority to change to locks to the unit?

Background and Evidence:

This hearing was scheduled to commence today at 9:30 a.m. The Agent for the Landlord attended at the scheduled start time. By the time the teleconference was terminated at 9:40 a.m., neither Tenant had attended.

The Agent for the Landlord stated that the rental unit has been vacated.

Analysis:

I find that the Tenants have failed to diligently pursue this Application for Dispute Resolution. I therefore dismiss the Application for Dispute Resolution, without leave to reapply.

Conclusion:

The Application for Dispute Resolution is 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: March 11, 2022

Residential Tenancy Branch