



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP

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 emergency repairs to the unit, site or property, specifically an allegation of:

1. Bare electrical wiring
2. Unsecured exterior doors
3. Holes in flooring
4. No smoke alarms
5. Overloaded electrical panel

The tenant was provided with a copy of the Notice of a Dispute Resolution Proceeding document dated May 10, 2022 (Notice of Hearing). The tenant however, did not attend the teleconference hearing set for this date, Tuesday, June 21, 2022 at 9:30 a.m. Pacific 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 JKM (landlord) and the owner of the property, MS (owner) 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, 7.3 and 7.4 of the Residential Tenancy Branch (RTB) Rules of Procedure (Rules). The landlord did attend the hearing and was ready to proceed.

Conclusion

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

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

This decision will be emailed to both parties at the email address listed by the tenant in their application and the email address confirmed by the landlord 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: June 21, 2022

Residential Tenancy Branch