



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC, MNDCT, RP, RR, LRE, PSF, DRI

Introduction

The Tenant filed an Application for Dispute Resolution on March 21, 2022 seeking:

- compensation for monetary loss
- reduction in rent for repairs not provided
- reduction in rent for repairs, services or facilities agreed upon but not provided
- suspension/set conditions on the Landlord's right to enter
- provision of services/facilities required by the agreement or law
- to dispute a rent increase that is above the amount allowed by law
- the Landlord's compliance with the legislation and/or the tenancy agreement.

The matter proceeded by way of a hearing pursuant to s. 74(2) of the *Residential Tenancy Act* (the "Act") on July 8, 2022.

The Tenant did not attend the hearing, although I left the teleconference hearing connection open until 1:44pm to enable them to call in to this teleconference hearing scheduled for 1:30pm.

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 with or without leave to re-apply.

Conclusion

As the Applicant Tenant did not attend to present their Application, I dismiss the Tenant's Application, with leave to reapply. While I have provided leave to re-apply, it does not extend any applicable time limits under the *Act* and I have made no legal findings on the merits of the dispute.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under s. 9.1(1) of the *Act*.

Dated: July 11, 2022

Residential Tenancy Branch