



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, MNDCT, RR, LRE, RP, PSF, LAT, RPP, OLC, FFT

Introduction

The tenant filed an Application for Dispute Resolution on August 22, 2021 seeking:

- to dispute a 10 Day Notice to End Tenancy for Unpaid Rent
- compensation for monetary loss
- reduction in rent for repairs not provided
- suspension/set conditions on the Landlord's right to enter
- repairs to the rental unit
- provision of services/facilities required by the agreement or law
- authorization to change the locks on the rental unit
- return of personal property
- the Landlord's compliance with the legislation and/or the tenancy agreement
- reimbursement of the Application filing fee.

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

Neither the tenant nor the landlord attended the hearing, although I left the teleconference hearing connection open until 11:10am to enable the parties 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 neither party was 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 re-apply.

Conclusion

As the applicant tenant did not attend to present their Application, I dismiss the tenant's Application in its entirety, 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: September 8, 2022

Residential Tenancy Branch