



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BC HOUSING MANAGEMENT
COMMISSION and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes **ERP**

Introduction

This hearing dealt with the Tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for an Order for emergency repairs to the unit, the Landlord has been contacted in writing to make repairs, but they have not been completed, pursuant to Section 33 of the Act.

The hearing was conducted via teleconference. The Tenant attended the hearing at the appointed date and time. The Landlord did not attend the hearing. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed from the teleconference system that the Tenant and I were the only ones who had called into this teleconference.

At the outset of the hearing, the Tenant stated she was not prepared to carry on with the hearing due to being unwell, and asked for the hearing to be re-scheduled. I explained to the Tenant I cannot re-schedule the hearing under these conditions.

For the benefit of the Tenant, she may wish to discuss with an Information Officer at the RTB the options available to her to re-schedule this matter. An Information Officer can be reached at:

5021 Kingsway
Burnaby, BC
Phone: 250-387-1602 / 1-800-665-8779
Website: <https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies>

This hearing was conducted pursuant to RTB Rules of Procedure 7.3, in the Landlord's absence. Rules of Procedure 7.3 states:

Consequences of not attending the hearing: *If a party or their agent fails to attend the hearing, the arbitrator may conduct the dispute resolution hearing in the absence of that party, or dismiss the application, with or without leave to re-apply.*

The Tenant has sought relief I cannot grant, and I dismiss her application with leave to re-apply.

Conclusion

The Tenant's application is dismissed with leave to re-apply.

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: October 24, 2022

Residential Tenancy Branch