



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, CNL-4M, MNDCT, MNRT, CNL-MT,
DRI-ARI-C, LRE, OLC, FFT

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution filed by the Tenants June 07, 2022 (the "Application"). The Tenants applied as follows:

- To dispute a 10 Day Notice to End Tenancy Issued for Unpaid Rent or Utilities
- To dispute a Four Month Notice to End Tenancy for Demolition, Renovation, or Conversion to Another Use
- For compensation for monetary loss or other money owed
- To be paid back for the cost of emergency repairs made during the tenancy
- To dispute a Two Month Notice to End Tenancy for Landlord's Use of Property and for more time to dispute this notice
- To dispute an Additional Rent Increase for Capital Expenditures
- To suspend or set conditions on the Landlord's right to enter the rental unit
- For an order that the Landlord comply with the Act, regulation and/or the tenancy agreement
- To recover the filing fee

The Landlord appeared at the hearing. Nobody appeared at the hearing for the Tenants. I waited 10 minutes at the outset of the hearing to allow the Tenants to call in; however, the Tenants did not do so. The Landlord advised that the Tenants moved out of the rental unit July 06, 2022, and therefore the Landlord is not seeking an Order of Possession.

Rule 7.3 of the Rules of Procedure states:

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.

Given the Tenants failed to attend the hearing, the Application is dismissed without leave to re-apply.

I decline to consider whether the Landlord is entitled to an Order of Possession pursuant to section 55(1) of the *Residential Tenancy Act* because the Tenants have moved out of the rental unit and the Landlord is not seeking an Order of Possession.

Conclusion

The Application is dismissed without 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 *Residential Tenancy Act*.

Dated: October 24, 2022

Residential Tenancy Branch