



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNETC, FFT

Introduction

Pursuant to section 58 of the *Residential Tenancy Act* (the Act), I was designated to hear an application regarding a tenancy. The tenants applied on June 6, 2022 for:

- compensation because the tenancy ended as a result of a Two Month Notice to End Tenancy, and the landlord has not complied with the Act or used the rental unit for the stated purpose; and
- the filing fee.

The hearing teleconference commenced on time at 1:30 p.m. and was attended by the landlord and her counsel; the tenants did not attend the hearing, though the teleconference line remained open for 10 minutes. The landlord was affirmed and made aware of Residential Tenancy Branch Rule of Procedure 6.11 prohibiting recording dispute resolution hearings.

Rule 7 of the Rules of Procedure provides as follows:

Rule 7.1 Commencement of the hearing

The hearing must commence at the scheduled time unless otherwise decided by the arbitrator.

Rule 7.3 Consequences of not attending the hearing

The arbitrator may conduct the hearing in the absence of a party or dismiss the application, with or without leave to re-apply.

As the tenants did not attend the hearing to support their claims, their application is dismissed with leave to reapply.

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: February 09, 2023

Residential Tenancy Branch