



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing

A matter regarding ATIRA WOMEN'S RESOURCE
SOCIETY and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes AAT, LRE, LAT, OLC

Introduction and Preliminary Matters

On January 16, 2023, the Tenant made an Application for Dispute Resolution seeking the allowance of access to the rental unit for the Tenant and/or guests pursuant to Section 30 of the *Residential Tenancy Act* (the “*Act*”), seeking to restrict the Landlord’s right to enter pursuant to Section 70 of the *Act*, seeking authorization to change the locks pursuant to Section 31 of the *Act*, and seeking an Order to comply pursuant to Section 62 of the *Act*.

On January 23, 2023, this Application was set down for a hearing on February 23, 2023, at 9:30 AM.

P.U. and S.L. attended the hearing as agents for the Landlord; however, the Tenant did not attend the hearing at any point during the 11-minute teleconference. At the outset of the hearing, all parties in attendance provided a solemn affirmation. P.U. advised of the correct name of the Landlord, and the Style of Cause on the first page of this Decision has been amended to reflect this.

Rule 7.1 of the Rules of Procedure stipulates that the hearing must commence at the scheduled time unless otherwise decided by the Arbitrator. The Arbitrator may conduct the hearing in the absence of a party and may make a Decision or dismiss the Application, with or without leave to re-apply.

I dialed into the teleconference at 9:30 AM and monitored the teleconference until 9:41 AM. Only representatives for the Respondent dialed into the teleconference during this time. 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 I was the only other person who had called into this teleconference.

Given that the burden of proof rests on the Tenant to establish the reasons for this Application, as the Tenant did not attend the hearing, this Application has been dismissed without leave to reapply.

Conclusion

As the Tenant did not attend this hearing, this Application is dismissed without 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 23, 2023

Residential Tenancy Branch