



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing

A matter regarding TURTLE HOSTEL
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNL-4M, LRE, OLC, FFT

Introduction and Preliminary Matters

On January 9, 2023, the Tenant applied for a Dispute Resolution proceeding seeking to cancel a Four Month Notice to End Tenancy for Demolition, or Conversion to Another Use (the “Notice”) pursuant to Section 49 of the *Residential Tenancy Act* (the “Act”), seeking to restrict the Landlord’s right to enter pursuant to Section 70 of the *Act*, seeking an Order to comply pursuant to Section 62 of the *Act*, and seeking to recover the filing fee pursuant to Section 72 of the *Act*.

R.V. and F.H. attended the hearing as agents for the Landlord; however, the Tenant did not make an appearance at any point during the 11-minute teleconference.

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.

As the Tenant did not attend the hearing, I dismiss the Tenant’s Application without leave to reapply.

Moreover, as the Tenant was not successful in this Application, I find that the Tenant is not entitled to recover the \$100.00 filing fee paid for this Application.

Conclusion

The Tenant's 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: May 5, 2023

Residential Tenancy Branch