



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes CNE, RR, RP, AAT, PSF, LRE, LAT, RPP, OLC, FFT

Introduction

This hearing dealt with an application filed by the tenant pursuant to the Residential Tenancy Act (the “Act”) for the following orders:

- cancellation of the landlord’s One Month Notice to End Tenancy for End of Employment (the One Month Notice) pursuant to section 48;
- an order to allow the tenant to reduce rent for repairs, services or facilities agreed upon but not provided, pursuant to sections 21 and 58;
- an order for the landlord to make repairs to the rental unit pursuant to sections 32 and 62;
- an order to allow access to or from the rental unit for the tenant or the tenant’s guests pursuant to sections 30 and 62;
- an order for the landlord to provide services or facilities required by law pursuant to section 27 and 65 (f);
- an order to suspend or set conditions on the landlord’s right to enter the rental unit pursuant to section 70(1);
- authorization to change the locks to the rental unit pursuant to section 70(2);
- an order requiring the landlord to return the tenant’s personal property pursuant to section 65;
- an order requiring the landlord to comply with the Act, regulation or tenancy agreement pursuant to section 62; and,
- authorization to recover the filing fee for this application from the landlord pursuant to section 72 of the Act.

LL and PC (the “landlords”) appeared at the hearing.

Analysis

Although I waited until 9:40 a.m. to enable the tenant to connect with the teleconference hearing scheduled for 9:30 a.m., the tenant did not attend.

Rules of Procedure 7.3 and 7.4 discuss the consequences of a party not attending a hearing.

7.3 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.

7.4 Evidence must be presented

Evidence must be presented by the party who submitted it, or by the party's agent.

If a party or their agent does not attend the hearing to present evidence, any written submissions supplied may or may not be considered.

In accordance with the above, the hearing proceeded in the tenant's absence. I order the tenant's applications are dismissed in their entirety without leave to reapply.

Conclusion

The tenant's applications are dismissed in their entirety 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 02, 2023

Residential Tenancy Branch