



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes RR, PSF, LRE, LAT, OLC

Introduction

The Tenant filed an Application for Dispute Resolution on February 12, 2023 seeking:

- a reduction in rent for repairs, services or facilities agreed upon but not provided
- the Landlord's provision of services/facilities required by the agreement/law
- suspension or set conditions on the Landlord's right to access the rental unit;
- authorization to change the locks in the rental unit;
- the Landlord's compliance with the tenancy agreement/legislation.

The matter proceeded by way of a conference call hearing pursuant to s. 74(2) of the *Residential Tenancy Act* (the "Act") on June 6, 2023. In the conference call hearing I explained the process and provided the attending party the opportunity to ask questions.

The Tenant did not attend the hearing, although I left the teleconference hearing connection open until 11:20am to enable them to call in to this teleconference hearing scheduled for 11:00am.

I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed throughout the duration of the call that the Tenant was not in attendance.

The *Residential Tenancy Branch Rules of Procedure*, in particular Rule 7.3, provides that if a party or their agent fails to attend the hearing, the arbitrator may conduct the hearing in the absence of that party or dismiss the application without leave to reapply.

Conclusion

In the absence of the Tenant, I dismiss this Application in its entirety, without leave to reapply.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under s. 9.1(1) of the *Act*.

Dated: June 6, 2023

Residential Tenancy Branch