



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes **RR RP LRE LAT OLC**

Introduction

This hearing was convened as a result of an application for dispute resolution (Application) made by the Tenant under the *Residential Tenancy Act* (Act). The Tenant seeks:

- an order to allow the Tenant to reduce rent for repairs, services or facilities agreed upon but not provided by the Landlord pursuant to section 65;
- an Order requiring the Landlord to complete repairs to the rental unit pursuant to section 32;
- an order to suspend or set conditions on the Landlord's right to enter the rental unit pursuant to section 70;
- an order to allow the Tenant to change the locks to the rental unit pursuant to section 31; and
- an order for the Landlord to comply with the Act, the *Residential Tenancy Regulation* (the "Regulation") and/or tenancy agreement pursuant to section 62.

This matter was set for hearing by telephone conference call at 11:00 am (Pacific Time) on June 19, 2023. The line remained open while the phone system was monitored for ten minutes and no participant called into the hearing during this time. I confirmed the correct call-in numbers and participant codes were provided in the Notice of Dispute Resolution Proceeding.

Rule 7.3 of the *Residential Tenancy Branch Rules of Procedure* states:

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 reapply.

As neither the Landlord nor the Tenant attended the hearing by 11:10 am, and in the absence of any evidence or submissions, I order the Application dismissed with leave to reapply. I make no findings on the merits of the matter. The issuance of this decision does not extend any applicable deadlines under the Act.

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: June 20, 2023

Residential Tenancy Branch