



DECISION

Introduction

The Landlords seek orders under s. 49.2 of the *Residential Tenancy Act* (the “Act”) to end tenancies and be granted orders of possession to undertake repairs or renovations in two rental units.

This matter was originally scheduled for hearing on May 30, 2025, but was adjourned pursuant to the reasons set out in my interim decision of the same date.

At the reconvened hearing, I.C. attended as one of the respondent tenants. The Landlords did not attend the hearing, nor did the other respondent tenant B.W..

The Tenant affirmed to tell the truth during the hearing. I advised of Rule 6.11 of the Rules of Procedure, in which the participants are prohibited from recording the hearing. I further advised that the hearing was recorded automatically by the Residential Tenancy Branch.

Service of the Notice of Dispute Resolution

The Tenant acknowledged receipt of the Landlords’ application. Accepting this, I find under s. 71(2) of the *Act* that the Tenant was sufficiently served with the application.

Dismissing the Application

Rule 7.1 of the Rules of Procedure sets out that a hearing will begin as scheduled. In this case, it began at 9:30 AM as stated in the hearing notice for the adjourned hearing. I confirmed the correct access code was listed within the hearing notice. I monitored the teleconference line to confirm that only the Tenant and I had called into the hearing. The hearing concluded at 9:40 AM without participation from the Landlords.

Rule 7.3 of the Rules of Procedure permits me to conduct a hearing in the absence of a party, or dismiss the application with or without leave to reapply.

In this instance, the Landlords, as applicants, bear the onus of proving that they are entitled to an order of possession under s. 49.2 of the *Act*. By failing to attend the hearing to provide submissions and evidence, I find that they have failed to prove their claim. Accordingly, I dismiss the Landlords’ application 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 Act.

Dated: June 27, 2025

Residential Tenancy Branch