

## **DECISION**

### **Introduction**

This hearing dealt with the Tenant's Application for Dispute Resolution under the *Residential Tenancy Act* (the Act) for:

- an order requiring the Landlord to comply with the Act, regulation or tenancy agreement under section 62 of the Act

### **Analysis**

This matter began on January 9, 2026, and was adjourned due to service issues.

On February 5, 2026, the hearing reconvened and only the respondent Landlord attended and was affirmed, although I waited until 1:40 PM to enable the Tenants to participate in this hearing scheduled for 1:30 PM. I confirmed that the correct call-in number and participant code had been provided in the Notice of Dispute Resolution Proceeding. I also confirmed on the teleconference system that the Landlord and I were the only persons to call into the hearing.

Rule of Procedure 7 states:

#### **Rule 7.1 Commencement of the hearing**

The hearing must commence at the scheduled time unless otherwise decided by the arbitrator.

#### **Rule 7.3 Consequences of not attending the hearing**

The arbitrator may conduct the hearing in the absence of a party or dismiss the application, with or **without leave to re-apply**.

### **Conclusion**

Accordingly, in the absence of any evidence or submissions by the applicant, and given that the Landlord did attend and was ready to proceed, I order that both applications be **dismissed, with leave to reapply**.

This decision will be emailed to the parties.

The email address of the Landlord was confirmed as accurate during the hearing.

After 10 minutes the hearing ended with full dismissal of both Tenant applications, 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: February 5, 2026

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Residential Tenancy Branch