

DECISION

Dispute Codes OLD ERP RP

Introduction

This hearing dealt with an Application for Dispute Resolution by the Tenant to obtain an Order to have the Landlord comply with the Act; to have the Landlord make emergency repairs for health or safety reasons, and to have the Landlord make repairs to the unit site or property.

No one was in attendance for the applicant Tenant however the respondent Landlord appeared at the hearing.

Issue(s) to be Decided

Is the Tenant entitled to an Order to have the Landlord a) comply with the Act; and b) to have the Landlord make emergency repairs for health or safety reasons; and c) to have the Landlord make repairs to the unit site or property, under sections 32 and 62 of the *Residential Tenancy Act*?

Background and Evidence

There was no additional evidence or testimony provided in support of the Tenant's claim as no one attended on behalf of the Tenant.

Analysis

Section 61 of the *Residential Tenancy Act* states that upon accepting an application for dispute resolution, the director must set the matter down for a hearing and that the Director must determine if the hearing is to be oral or in writing. In this case, the hearing was scheduled for an oral teleconference hearing. In the absence of the applicant Tenant, the telephone line remained open while the phone system was monitored for ten minutes and no one on behalf of the applicant Tenant called into the hearing during

this time. Based on the aforementioned I find that the Tenant has failed to present the merits of his application and the application was dismissed.

Conclusion

I HEREBY DISMISS the Tenant's 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 *Residential Tenancy Act*.

Dated: February 23, 2010.

Dispute Resolution Officer