



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP, FFT

Introduction

This hearing was scheduled to deal with the tenant's application for emergency repair orders made on May 31, 2019. The landlord and his interpreter appeared for the hearing; however, there was no appearance on part of the tenant despite leaving the teleconference call open for at least 10 minutes. I confirmed that the correct dial-in information was provided on the Notice of Dispute Resolution Proceeding and that only the landlord, his interpreter and I were on the teleconference call.

The landlord testified, through his interpreter, that the tenant did not serve him with her Application for Dispute Resolution. Rather, the landlord learned of this proceeding when he attended the Residential Tenancy Branch to seek an Order of Possession for unpaid rent. The landlord testified that he has already received an Order of Possession dated June 13, 2019 and that the tenant filed an Application for Review Consideration but that her Application for Review was dismissed. The landlord provided the file number with respect to the proceeding he described (file number referenced on cover page of this decision) and I confirmed that an Adjudicator issued an Order of Possession and decision on June 13, 2019 finding the tenancy to have ended for unpaid rent on June 4, 2019 and the tenant's application for review of that decision was dismissed by an Arbitrator on June 25, 2019.

In light of the above, I dismiss the tenant's application without leave to reapply since the tenancy has already ended.

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 27, 2019

Residential Tenancy Branch