Dispute Resolution Services

Residential Tenancy Branch
Ministry of Housing

A matter regarding ONNI GROUP/CAPILANO PROPERTY MANAGEMENT
SERVICES and [tenant name suppressed to protect privacy]

<u>DECISION</u>

<u>Dispute Codes</u>   LAT OLC

<u>Introduction, Preliminary and Procedural Matters-</u>

This telephone conference call hearing was convened as the result of the tenant's three applications for dispute resolution seeking remedy under the Residential Tenancy Act (Act) for authorization to change the locks to the rental unit and an order requiring the landlord to comply with the Act, regulations, or tenancy agreement.

The hearing began at 11:00 am Pacific Time on Thursday, October 5, 2023, as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, the tenant did not call into the hearing; however, the landlord was present and was affirmed. The landlord disclosed that the tenant vacated without notice at the end of July or beginning of August 2023.

I continued the hearing for 10 minutes, in order to allow the tenant to call into the hearing.

Rules 7.3 and 7.4 of the Rules of Procedure provides as follows:

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 re-apply.

7.4 Evidence must be presented
Evidence must be presented by the party who submitted it, or by the party's agent.
If a party or their agent does not attend the hearing to present evidence, any written submissions supplied may or may not be considered.

Accordingly, **in the absence of any evidence or submissions from the tenant at the hearing, I order the three applications dismissed, 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: October 05, 2023

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Residential Tenancy Branch