

DECISION

Dispute Code LRE, LAT, OLC (x2)

This hearing was convened pursuant to two Applications for Dispute Resolution, filed by the Tenant on July 9 and September 16, 2023.

The Tenant applied for the following relief, pursuant to the Residential Tenancy Act (the Act):

- an order suspending or setting conditions on the Landlord's right to enter the rental unit or site;
- an order authorizing the Tenant to change locks at the rental property; and
- that the Landlord comply with the Act, Residential Tenancy Regulation (the Regulation), and/or the tenancy agreement.

The hearing commenced at 11:00 a.m. on October 24, 2023. The telephone conference hearing line remained open for 11 minutes. During that time, only the Landlord attended the hearing. As the Tenant did not attend the hearing by 11:11 a.m., and the Landlord attended and was prepared to proceed, I dismiss the Tenant's applications with leave to reapply.

The parties are encouraged to review and consider the provisions of section 29 of the Act, which sets out the circumstances in which a landlord may enter a tenant's rental unit.

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: October 24, 2023

Residential Tenancy Branch