

**Dispute Codes:**

ET

**Introduction**

I have been delegated authority under section 9.1 of the *Residential Tenancy Act* (the “Act”) to hear this matter and decide the issues.

This is the Landlord’s application for an early end to tenancy and an order of possession

**Preliminary Matters**

This application was scheduled to be heard via teleconference on August 27, 2009 at 10:30 a.m. At 10:40 a.m., neither party had signed into the teleconference.

**Conclusion**

The Landlord’s application is dismissed with leave to reapply.

August 27, 2009

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