

## **DECISION**

Dispute Codes      OPC OPB MNR MNSD FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlords to obtain an Order of Possession for cause and breach of the tenancy agreement and to obtain a Monetary Order for unpaid rent, to keep the security deposit, and to recover the cost of the filing fee from the Tenant for this application.

### Issues(s) to be Decided

Are the Landlords entitled to Orders under sections 38, 55, 67, and 72 of the *Residential Tenancy Act*?

### Background and Evidence

There was no additional evidence or testimony provided as there was no one in attendance at the scheduled hearing.

### 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 Landlords and respondent Tenant, the telephone line remained open while the phone system was monitored for ten minutes and no one on behalf of the applicant Landlords or respondent Tenant called into the hearing during this time. Based on the aforementioned I find that the Landlords have failed to present

the merits of their application and the application is hereby dismissed with leave to reapply.

Conclusion

**I HEREBY DISMISS** the Landlords' application with 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: November 27, 2009.

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Dispute Resolution Officer