



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPR, MNR, MNSD, FF
OPT, AAT, LAT, OLC, O

Introduction

This matter dealt with an application by the Landlord for an Order of Possession and a Monetary Order for unpaid rent, to recover the filing fee for this proceeding and to keep the Tenant's security deposit in partial payment of those amounts. The Tenant applied for an Order of Possession, for an Order allowing her to have access to the rental unit, for an Order authorizing the Tenant to change the locks and for an Order that the Landlord comply with the Act.

The hearing started at 9:00 a.m. as scheduled, however, by 9:10 a.m., neither party had dialled into the conference call. As there has been no hearing into the merits of the Parties' respective applications, they are dismissed with leave to reapply.

Conclusion

The Landlord's application is dismissed with leave to reapply and the Tenant's application is dismissed 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: December 10, 2009.

Dispute Resolution Officer