

DECISION

Dispute Codes ET FF MNR MNSD SS

Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlord to obtain an Order of Possession by ending the tenancy early, to obtain a Monetary Order for unpaid rent or utilities, to keep the security and or pet deposit, to recover the cost of the filing fee from the Tenant for this application, and to obtain an Order allowing the Landlord to serve documents or evidence in a different way than required by the Act.

No one was in attendance at the teleconference hearing for either the applicant Landlord or the respondent Tenant.

Issues(s) to be Decided

Is the Landlord entitled to an Order of Possession under section 56 of the *Residential Tenancy Act*?

Is the Landlord entitled to a Monetary Order under sections 38 and 67 of the *Residential Tenancy Act*?

Is the Landlord entitled to an Order for substitute service under section 71 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 Landlord 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 Landlord or respondent Tenant called into the hearing during this time. Based on the aforementioned I find that the Landlord has failed to present the merits of their application and the application is hereby dismissed with leave to reapply.

Conclusion

I HEREBY DISMISS the Landlord's 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: May 20, 2010.

Dispute Resolution Officer