



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNDC, OLC, RR, RPP, OLC, OPT, SS, O, FF

DECISION AND REASONS

This matter dealt with an application by the tenant for a return of her security deposit, for a monetary order for money owed or compensation for damage or loss, for orders for the landlords' compliance, for a return of her personal property, for an order of possession for the rental unit, authorization to reduce rent and to recover the filing fee.

Rule 10.1 of the Residential Tenancy Branch Rules of Procedure provides as follows:

Commencement of the hearing The hearing must commence at the scheduled time unless otherwise decided by the dispute resolution officer. The dispute resolution officer may conduct the hearing in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

The hearing started at 9:30 a.m. as scheduled, however by 9:45 a.m., neither the tenant nor the landlord had dialled into the conference call. Accordingly, **in the absence of any evidence or submissions I order the application dismissed with leave to reapply.** I make no findings on the merits of the matter. Leave to reapply is not an extension of any applicable limitation period.

Conclusion

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: August 26, 2011.

Residential Tenancy Branch