



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPC

## **DECISION AND REASONS**

This matter dealt with an application by the seeking an order of possession based upon a 1 Month Notice to End Tenancy for Cause dated October 21, 2011.

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 1:00 p.m. as scheduled, however by 1:11 p.m., neither the landlord nor the tenant had dialled into the conference call.

### Conclusion

Accordingly, in the absence of both parties, **I order that the landlord's application is 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.

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 08, 2011.

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Residential Tenancy Branch