



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

DECISION AND REASONS

This matter dealt with an application by the landlords for an order of possession due to unpaid rent, for a monetary order for unpaid rent, and to recover the filing fee for this proceeding.

This matter was set for hearing at 2:30 p.m. on this date. The line remained open while the phone system was monitored for 12 minutes. The only participants who called into the hearing during this time were the respondents/tenants.

The applicants/landlords failed to attend to present their claim, and the respondents/tenants appeared and were ready to proceed.

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.

Conclusion

In the absence of the landlords, I therefore **dismiss** the landlords' application, **without 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: January 04, 2012.

Residential Tenancy Branch