



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR

DECISION AND REASONS

This hearing was reconvened to deal with the Direct Request Application for Dispute Resolution by the landlords for an order of possession and a monetary order.

The Direct Request proceeding had been reconvened to participatory hearing to provide evidence and testimony with respect to the relief sought by the landlords.

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 2:30 p.m. as scheduled, however by 2:40 p.m., neither the landlord nor the tenant had dialled into the conference call.

Conclusion

Accordingly, in the absence of both parties, **I dismiss the landlord's application, 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: February 16, 2012.

Residential Tenancy Branch