



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

Introduction and Analysis

This hearing was convened on the landlord's application for dispute resolution under the Residential Tenancy Act (the "Act"), seeking an order of possession, for a monetary order for unpaid rent, and to recover the filing fee for this application.

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 9:00 a.m. as scheduled, however by 9:10 a.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: May 01, 2012.

Residential Tenancy Branch