



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FF

Introduction and Analysis

This telephone conference call hearing was convened as the result of the landlord's application for dispute resolution under the Residential Tenancy Act (the "Act") for an early end to the tenancy and to obtain an order of possession and for recovery of the filing fee.

The hearing began at 10:30 a.m. as scheduled and the telephone system remained open and was monitored for 12 minutes. During this time, neither the applicant/landlord nor the respondent/tenant dialed into the telephone conference call hearing.

Conclusion

In the absence of the landlord to present their claim, I therefore dismiss the landlord's application, with leave to reapply.

I make no findings on the merits of the application. 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* and is being mailed to both the applicant and the respondent.

Dated: September 27, 2012.

Residential Tenancy Branch