



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

Landlord: OPC, FF

Tenants: ERP, RP, LRE, MNDC, RR

Introduction

On the previous date of hearing, both parties were advised of the date and time of the reconvened hearing which was set to deal with the Tenants' application for compensation. Notices of the Reconvened Hearing were also sent to both parties by regular mail on October 3, 2012. The reconvened oral hearing via teleconference call started at 9:00 a.m. as scheduled however the Tenants did not attend and as a result, the hearing proceeded in the Tenants' absence. Further, in the absence of any evidence from the Tenants to support their application, it is dismissed without leave to reapply.

At the beginning of the reconvened hearing, the Landlord said the Tenants vacated the rental unit on October 6, 2012 as they were ordered to do, however they left excessive damages and removed articles belonging to the Landlord including a number of interior door, plumbing fixtures and a dryer. The Landlord provided photographs he said he took of the rental unit and property on October 6, 2012 after the Tenants vacated the property. As the Landlord has not made an application for compensation for unpaid rent or damages to the rental unit, I cannot consider these matters at this hearing. However under s. 60 of the Act, the Landlord has 2 years from the end of the tenancy to make an Application for Dispute Resolution to pursue these claims.

Conclusion

The Tenants' application is dismissed in its entirety 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: October 02, 2012.

Residential Tenancy Branch