



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC, LRE, FF

Introduction and Analysis

This telephone conference call hearing was convened as the result of the tenants' application for dispute resolution under the Residential Tenancy Act (the "Act") for an order requiring the landlord to comply with the Act, an order suspending or setting conditions on the landlord's right to enter the rental unit, and for recovery of the filing fee.

The hearing began at 1:00 p.m. as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, the applicant/tenants did not dial into the telephone conference call hearing; however the landlord appeared and was ready to proceed with the hearing.

Conclusion

In the absence of the tenants to present their claim, and in light of the respondent/landlord's appearance, I therefore dismiss the tenants' 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* and is being mailed to both the applicants and the respondent.

Dated: November 09, 2012.

Residential Tenancy Branch