



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC MNSD 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 of possession of the rental unit, for an order directing the landlord to may emergency repairs to the unit, site or property, and to make repairs to the unit, site or property.

The hearing began at 11:00 a.m. as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant tenants nor the respondent landlord dialed into the telephone conference call hearing.

Conclusion

In the absence of the tenants to present their claim, **I dismiss** the tenants' 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 final and binding on the parties, unless otherwise provided under the Act, and 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: December 07, 2012

Residential Tenancy Branch