

DECISION

Dispute Codes:

OPR; MNR; MNSD; FF

Introduction and Analysis

This Hearing was scheduled to hear the Landlords' application for an Order of Possession and Monetary Order for unpaid rent; to apply the security deposit towards partial satisfaction of their monetary award; and to recover the cost of the filing fee from the Tenants.

This application was scheduled to be heard via teleconference on December 20, 2012, at 1:30 p.m. By 1:40 p.m., neither party had signed into the teleconference.

Rule 10.1 of the Residential Tenancy Branch Rules of Procedure provides as follows:

Commencement of Hearing The hearing must commence at the scheduled time unless otherwise decided by the arbitrator. The arbitrator 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.

As neither party attended the conference, I dismiss the Landlords' application with leave to re-apply. This does not extend any existing time limits that may apply.

Conclusion

The Landlords' application is dismissed **with leave to re-apply**. This does not extend any existing time limits that may apply.

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: December 21, 2012.

Residential Tenancy Branch