

DECISION

Dispute Codes OPR MNR MNSD MNDC FF O

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 on order of possession for unpaid rent or utilities, for a monetary order for unpaid rent or utilities, authorization to keep all or part of the security deposit or pet damage deposit, for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, to recover the filing fee and "other".

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 landlord nor the respondent tenant dialed into the telephone conference call hearing.

Conclusion

In the absence of the landlord to present their claim, **I 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 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: January 14, 2013