



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNDC, LAT, 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 a monetary order for money owed or compensation for damage or loss, an order authorizing the tenant to change the locks to the rental unit, 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 11:00 a.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 presented that she was ready to proceed with the hearing. The landlord additionally stated that the tenants had vacated the rental unit at the end of December 2012, and provided their forwarding address.

### Conclusion

In the absence of the tenants to present their claim and in consideration of the respondent/landlord's appearance at the telephone conference call hearing, 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, at the forwarding address provided to the landlord, and the respondent.

Dated: January 04, 2013.

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Residential Tenancy Branch

