



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, FF

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 an order of possession for the rental unit due to unpaid rent, a monetary order for unpaid rent, for authority to retain the tenant's security deposit and to recover the filing fee.

The hearing began at 2:30 p.m. as scheduled and the telephone system remained open and was monitored for 11 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 therefore 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 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 applicant and the respondent.

Dated: January 08, 2013.

