



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MNR MNSD MNDC FF

Introduction and Analysis

This telephone conference call hearing was convened as the result of the landlords' application for dispute resolution under the *Residential Tenancy Act* (the "*Act*") for an order of possession for unpaid rent or utilities, for a monetary order for unpaid rent or utilities, for authorization to keep all or part of the pet damage deposit or security deposit, for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, and to recover the filing fee.

The hearing began at 9:30 a.m. as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant landlords nor the respondent tenants dialed into the telephone conference call hearing.

Conclusion

In the absence of the landlords to present their claim, **I dismiss** the landlords' 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: August 22, 2013

Residential Tenancy Branch