



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

**Dispute Codes**      ET FF

### **Introduction**

This hearing dealt with the landlord's Application for Dispute Resolution under the Residential Tenancy Act (the Act). In this case, the hearing was scheduled for an oral teleconference hearing. No one for either party was in attendance.

Rule 10.1 of the Rules of Procedure provides as follows:

**10.1 Commencement of the 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.

In the absence of the applicant and respondent, the telephone line remained open and the phone system monitored for ten minutes and no one on behalf of the applicant or respondent called into the hearing during this time. Based on the aforementioned I find that the landlord has not presented the merits of their application and the application **is hereby dismissed** with leave to reapply.

### **Conclusion**

**I HEREBY DISMISS** the landlord's application, with leave to reapply. It must be noted that 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*.

Dated: November 13, 2013

---

Residential Tenancy Branch