



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding PRUDENTIAL KELOWNA PROPERTIES  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      OPR 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 unpaid rent or utilities, and to recover the filing fee.

The hearing began at 11:00 a.m. Pacific Time on Thursday, December 12, 2013, 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 applicant 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 under the *Act*.

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: December 13, 2013

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Residential Tenancy Branch

