



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR

Introduction and Analysis

This hearing was convened to deal with the landlord's application for dispute resolution for a direct request proceeding under the Residential Tenancy Act (the "Act"), seeking an order of possession for the rental unit and a monetary order for unpaid rent.

In an Interim Decision dated October 30, 2013, I ordered that the direct request proceeding be reconvened to a participatory hearing in order to clarify whether the landlord properly served the tenants with the notice of direct request proceeding and to clarify whether tenant KN was a responsible party under this tenancy agreement. That decision should be read in conjunction with this decision.

In the October 30, 2013, Interim Decision, the landlord was further ordered to serve each tenant with the notice of this reconvened hearing and with the Interim Decision.

The hearing started at 9:00 a.m. as scheduled; however by 9:16 a.m., neither the landlord nor the tenants had dialled into the conference call hearing.

Conclusion

Accordingly, in the absence of both parties, I dismiss the landlord's application, with leave to reapply, pursuant to section 10.1 of the Dispute Resolution Rules of Procedure.

I make no findings on the merits of the landlord's 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: December 18, 2013

Residential Tenancy Branch

