



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding NACEL PROPERTIES LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR MNR

The landlord filed an Application for Dispute Resolution pursuant to the *Residential Tenancy Act*, S.B.C. 2002, c. 78. A Direct request decision made October 17, 2013 resulted in an Order of Possession and a Monetary Order in favour of the landlord. The tenant applied to have the decision reviewed, and on November 15, 2013, the orders were suspended, and a new hearing ordered. I was designated to conduct this new hearing, which was scheduled to be heard by telephone conference.

Neither the tenant nor landlord called in to join the conference call hearing. In the absence of any submissions or testimony at the hearing from the parties upon which to make a decision, I dismiss the landlord's application. The orders made October 17, 2013 are now set aside, and are of no force and effect. As the merits of the issue have not been determined, the landlord has liberty to reapply.

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: January 14, 2014

Residential Tenancy Branch