



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding T&M VENTURES LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes

For the landlord: OPR MNR MNSD MNDC
For the tenant: CNR LAT

Introduction

This hearing was convened as a result of the cross applications of the parties for dispute resolution under the *Residential Tenancy Act* (the “Act”).

The landlord applied for an order of possession for 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 tenant applied to cancel a Notice to End Tenancy for Unpaid Rent or Utilities, and for an order authorizing the tenant to change the locks to the rental unit.

The hearing began at 11:00 a.m., Pacific Time, on Tuesday, February 25, 2014, as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, neither of the parties dialed into the telephone conference call hearing.

Conclusion

In the absence of the parties to present their respective claims, **I dismiss** the applications of both parties, **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: February 26, 2014

Residential Tenancy Branch

