



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

For the landlord: OPR MNR MNSD MNDC FF

For the tenants: MT CNR

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 for more time to make an application to cancel a Notice to End Tenancy, and to cancel a Notice to End Tenancy for Unpaid Rent or Utilities.

The hearing began at 9:30 a.m., Pacific Time, on Tuesday, September 9, 2014, as scheduled and the telephone system remained open and was monitored for 11 minutes. The only party to call into the teleconference hearing was the landlord. Following the ten minute waiting period, **the application of the tenant was dismissed without leave to reapply** as the tenant failed to attend the hearing to present the merits of her application.

After the tenant’s application was dismissed without leave to reapply, the landlord requested to withdraw her application in full. The landlord’s request to withdraw the landlords’ application in full was granted as it does not prejudice the tenant.

Given the above, I have not considered the merits of the landlord’s application. The landlord is at liberty to reapply. I note this decision does not extend any applicable timelines under the *Act*.

Conclusion

The tenant's application has been dismissed without leave to reapply.

The landlord's application was withdrawn in full. I make no findings on the merits of the landlord's application. The landlord is at liberty to reapply.

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: September 9, 2014

Residential Tenancy Branch

