



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes RP, OPT, RR

Introduction

This telephone conference call hearing was convened as the result of the tenants' application for dispute resolution under the Residential Tenancy Act (the "Act"). The tenants applied for an order requiring the landlord to make repairs to the rental unit, an order of possession for the rental unit, and for an order allowing a reduction in rent.

The hearing began at 2:30 p.m. as scheduled and the telephone system remained open and was monitored for 15 minutes. During this time, neither the applicants/tenants nor the respondent/landlord dialed into the telephone conference call hearing.

Analysis and Conclusion

In the absence of the tenants to present their claim, pursuant to section 10.1 of the Dispute Resolution Rules of Procedure (Rules), I dismiss the tenants' application, with leave to reapply.

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 applicants and the respondent.

Dated: September 10, 2014

Residential Tenancy Branch

