



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPC, OPL, ET, FF

### Introduction

This telephone conference call hearing was convened as the result of the landlord's application for dispute resolution under the Residential Tenancy Act (the "Act"). The landlord applied for an order of possession for the rental unit due to alleged cause, an order of possession due to another use of the property by the landlord, an order ending the tenancy earlier than the tenancy would end if a notice to end the tenancy were given under section 47 of the Act, and for recovery of the filing fee paid for this application.

The hearing began at 9:00 a.m. as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant/landlord nor the respondent/tenant dialed into the telephone conference call hearing.

### Analysis and Conclusion

In the absence of the landlord to present their claim, pursuant to section 10.1 of the Dispute Resolution Rules of Procedure (Rules), I dismiss the landlord's 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*.

Dated: November 14, 2014

---

Residential Tenancy Branch

