



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MNDC, FF

Introduction

This matter was set for hearing by telephone conference call at 9:00 a.m., in response to a Landlord's Application for Dispute Resolution (the "Application") for unpaid rent or utilities, money owed or compensation for damage or loss under the *Residential Tenancy Act*, and to recover the filing fee. The line remained open while the phone system was monitored for ten minutes and the only participants who called into the hearing during this time was the Respondent and her advocate.

Analysis & Conclusion

Rule 10.1 of the Dispute Resolution Proceedings Rules of Procedure states that the hearing must commence at the scheduled time unless otherwise decided by the Arbitrator. The Arbitrator may conduct the hearing in the absence of a party and may make a decision or dismiss the Application, with or without leave to re-apply.

As the Landlord failed to appear and the Respondent appeared and was ready to proceed, I dismiss the Landlord's Application **without** leave to reapply. This file is now closed.

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: February 23, 2015

Residential Tenancy Branch

