



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPB, MNR, MNSD, MNDC, FF, SS

Introduction

Pursuant to section 58 of the *Residential Tenancy Act* ("the *Act*"), I was designated to hear this matter. The landlord made an application for an Order of Possession for breach of agreement pursuant to section 55; a monetary order for compensation for unpaid rent, damage or loss under the *Act*, regulation or tenancy agreement pursuant to section 67; to retain the tenant's security deposit pursuant to section 38; and authorization to recover his filing fee pursuant to section 72. The landlord also applied for an order for substituted service under section 71 of the *Act*.

While the Respondent attended the hearing by way of conference call, the Applicant did not, although I waited until 1: 45 p.m. in order to enable the Applicant to connect with this teleconference hearing scheduled for 1:30 a.m. Rule 10.1 of the Rules of Procedure provides as follows:

The dispute resolution proceeding must commence at the scheduled time unless otherwise decided by the Arbitrator. The Arbitrator may conduct the dispute resolution proceeding in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

In the absence of the applicant's participation in this hearing, I order the application dismissed without liberty to reapply.

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: March 31, 2015

Residential Tenancy Branch

