



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, FF

Introduction

This hearing was set for a telephone conference call at 11:00 am in response to an Application for Dispute Resolution (the "Application") made by the Landlord for a Monetary Order for unpaid rent or utilities and to recover the filing fee from the Tenants for the cost of this Application.

The line remained open while the phone system was monitored for 10 minutes and the only participants who called into the hearing were the Respondent Tenants.

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 did not appear by 11:10 a.m., and both Tenants appeared and were ready to proceed, I dismiss the Landlord's Application **without** leave 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 25, 2015

Residential Tenancy Branch

