



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

This matter was set for a telephone conference at 9:00 a.m., in response to a Landlord's Application for Dispute Resolution (the "Application") for: an Order of Possession and a Monetary Order for unpaid rent; to keep the Tenant's security deposit; and recover the filing fee. The telephone line remained open while the phone system was monitored for ten minutes and no participant called into the hearing during this time.

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 neither party called into the hearing by 9:10 a.m., I find the Landlord has not presented the merits of the Application which is now **dismissed with leave to reapply**. However, this does not extend any applicable time limits under the *Residential Tenancy Act*. I make no findings of fact or law with respect to the merits of this Application.

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: July 09, 2015

Residential Tenancy Branch

