



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC FF

Introduction and Analysis

This telephone conference call hearing was convened as the result of the tenants' application for dispute resolution under the *Residential Tenancy Act* (the "Act") for an order directing the landlord to comply with the Act, regulation or tenancy agreement, and to recover the filing fee.

The hearing began at 9:30 a.m. on July 6, 2015 as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant tenants nor the respondent landlords dialed into the telephone conference call hearing.

Conclusion

In the absence of the tenants to present the merits of their claim, **I dismiss** the tenants' application, **with leave to reapply**.

I make no findings on the merits of the application. Leave to reapply is not an extension of any applicable limitation period.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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 7, 2015

Residential Tenancy Branch