



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MNR

Introduction and Analysis

This telephone conference call hearing was convened as the result of the landlord's application for dispute resolution under the *Residential Tenancy Act* (the "Act") for an order of possession for unpaid rent or utilities, and for a monetary order for unpaid rent or utilities, which was originally applied for by way of a Direct Request Proceeding, and was adjourned to a participatory hearing by an Adjudicator in an Interim Decision dated June 12, 2015, which should be read in conjunction with this Decision. The date of time of the adjourned hearing was Thursday, August 13, 2015 at 2:30 p.m., Pacific Time.

The adjourned hearing began at 2:30 p.m., Pacific Time, as scheduled on August 13, 2015 and the telephone system remained open and was monitored for 11 minutes. During this time, neither the applicant landlord nor the respondent tenants dialed into the telephone conference call hearing.

Conclusion

In the absence of the landlord to present their claim, **I dismiss** the landlord's 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: August 14, 2015

Residential Tenancy Branch