



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPC

### Introduction

This matter was set for hearing by telephone conference call at 9:00 a.m., in response to a Landlord's Application for Dispute Resolution (the "Application") for an Order of Possession based on a notice to end tenancy for cause dated July 24, 2015. The line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time was the Respondent Tenant.

### 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 failed to appear and the Respondent appeared and was ready to proceed, I dismissed the Landlord's Application **without** leave to reapply. I have made no legal findings in this matter and have not extended any applicable time limits under the Act. This file is now closed.

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: November 02, 2015

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Residential Tenancy Branch

