



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC MNSD 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") to cancel a 1 Month Notice to End Tenancy for Cause, for a monetary order for the return of all or part of the security deposit or pet damage deposit, for an order directing the landlord to comply with the Act, regulation or tenancy agreement, and to recover the cost of the filing fee.

The hearing began promptly at 9:30 a.m. Pacific Time on Tuesday, November 10, 2015, as scheduled and the telephone system remained open and was monitored for 11 minutes. During this time, neither the applicant tenants nor the respondent landlord dialed into the telephone conference call hearing.

Conclusion

After the 10 minute waiting period, and in the absence of the tenants to present 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: November 12, 2015

Residential Tenancy Branch

