



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL MNR

Introduction and Analysis

This telephone conference call hearing was convened as the result of the landlords' application for dispute resolution under the *Residential Tenancy Act* (the "Act") for an order of possession based on a 2 Month Notice to End Tenancy for Landlord's Use of Property, and for a monetary order for unpaid rent or utilities.

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

Conclusion

After the 10 minute waiting period had elapsed and in the absence of the landlords to present their claim, **I dismiss** the landlords' 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

