



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL, MNSD, MNR, FF

Introduction

This telephone conference call hearing was convened as the result of the landlords' application for dispute resolution under the Residential Tenancy Act (the "Act"). The landlords applied for an order of possession due to another use of the property by the landlord, for authority to keep all or part of the tenant's security deposit or pet damage deposit, a monetary order for unpaid rent, and for recovery of the filing fee paid for this application.

The hearing began as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicants/landlords nor the respondent/tenant dialed into the telephone conference call hearing.

Analysis and Conclusion

In the absence of the landlords to present their claim, pursuant to section 10.1 of the Dispute Resolution Rules of Procedure (Rules), I dismiss the landlords' application, with leave to reapply.

Leave to reapply is not an extension of any applicable limitation period.

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 3, 2015

Residential Tenancy Branch

