



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

OPR, MNR, MNSD, FF
MT, CNR, RP, LRE, FF

Introduction

This hearing was scheduled to convene this date at 9:30 a.m. by way of conference call concerning applications made by the landlord and by the tenants. The landlord has applied for an Order of Possession and a monetary order for unpaid rent or utilities; for an order permitting the landlord to keep all or part of the pet damage deposit or security deposit; and to recover the filing fee from the tenants for the cost of the application. The tenants have applied for more time than prescribed to dispute a notice to end the tenancy; for an order cancelling a notice to end the tenancy for unpaid rent or utilities; for an order that the landlord make repairs to the unit, site or property; for an order suspending or setting conditions on the landlord's right to enter the rental unit; and to recover the filing fee from the landlord.

Both tenants attended the hearing, and advised that they have vacated the rental unit and withdraw the application.

Despite making an application for dispute resolution, no one for the landlord attended the hearing. The line remained open while the phone system was monitored for 10 minutes and the only participants who joined the call were the tenants. Therefore, I dismiss the landlord's application without leave to reapply.

Conclusion

For the reasons set out above, the tenants' application is hereby dismissed as withdrawn.

The landlord's application is hereby dismissed in its entirety without leave to reapply.

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: January 12, 2016

Residential Tenancy Branch

