



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR OPB MNR MNSD FF

Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* ("the *Act*") for an Order of Possession for Unpaid Rent or for Breach of a term of Tenancy pursuant to section 55; a monetary order pursuant to section 67; authorization to retain all or a portion of the tenant's security deposit pursuant to section 38; and authorization to recover the filing fee for this application from the tenant pursuant to section 72.

Pursuant to section 58 of the *Act*, I was designated to hear this matter. While the Tenant and her Assistant attended the hearing by way of conference call, the Applicant/Landlord did not, although I waited until 11:45 a.m. in order to enable the Applicant to connect with this teleconference hearing scheduled for 11:30 a.m.

Rule 10.1 of the Rules of Procedure provides as follows:

The dispute resolution proceeding must commence at the scheduled time unless otherwise decided by the Arbitrator. The Arbitrator may conduct the dispute resolution proceeding in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

In the absence of the applicant's participation in this hearing, I order the application dismissed without liberty 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 21, 2016

Residential Tenancy Branch

