



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ROCKWELL MANAGEMENT INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ET

Introduction and Analysis

This telephone conference call hearing was convened as the result of the landlord's application for dispute resolution under the *Residential Tenancy Act* (the "Act") to end the tenancy early and obtain an order of possession.

The teleconference hearing began promptly at 11:00 a.m. Pacific Time on Tuesday, May 3, 2016, as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant landlord nor the respondent tenant dialed into the telephone conference call hearing.

Conclusion

In the absence of the landlord to present their claim, **I dismiss** the landlord's 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: May 4, 2016

Residential Tenancy Branch