



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPL, MNSD, FF

### Introduction

This hearing convened as a result of a Landlords' Application for Dispute Resolution filed June 17, 2016, wherein they sought an Order of Possession based on a 2 Month Notice to End Tenancy for Landlords' Use issued on April 30, 2016, authority to retain the Tenants' security deposit pursuant to section 38 of the *Residential Tenancy Act*, and recovery of the filing fee. This matter was set for hearing by telephone conference call at 9:00 a.m. on this date. The line remained open while the phone system was monitored for ten minutes and no participant called into the hearing during this time.

### Analysis and Conclusion

As the Applicants did not attend the hearing by 9:10 a.m., I dismiss their claim with leave to reapply. I note this does not extend any applicable time limits under the Act.

This decision is final and binding on the parties, except as 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: July 29, 2016

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Residential Tenancy Branch

