



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR

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"). The landlord applied for an order of possession for unpaid rent and for a monetary order for unpaid rent. The landlord originally applied by way of an *ex parte* direct request, pursuant to s. 55(4) of the Act, but the Adjudicator considered that the materials before him required clarification, and reconvened the direct request as a participatory hearing.

The hearing began promptly at 9:00 a.m. Pacific Time on Tuesday, November 22, 2016 as scheduled and the telephone system remained open and was monitored for 11 minutes. During this time, neither the applicant landlord nor the respondent tenant dialed into the telephone conference call hearing.

Conclusion

In the absence of both parties, I dismiss the landlord's application, with 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: November 23, 2016

Residential Tenancy Branch