



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding ROYAL VILLA ENT. LTD  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR MNR MNSD FF

### 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") for an order of possession for unpaid rent or utilities, for a monetary order for unpaid rent or utilities, for authorization to retain all or a portion of the tenant's security deposit and pet damage deposit, and to recover the cost of the filing fee.

The hearing began promptly at 11:00 a.m. Pacific Time on Friday, December 2, 2016 as scheduled and the telephone system remained open and was monitored for 12 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: December 5, 2016

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Residential Tenancy Branch