



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MND MNR MNSD FF

Introduction and Analysis

This telephone conference call hearing was convened as the result of the landlords' Application for Dispute Resolution (the "Application") 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 damages to the unit, site or property, to retain the tenants' security deposit and pet damage deposit, and to recover the cost of the filing fee.

The hearing began promptly at 1:30 p.m. on Tuesday, May 9, 2017, as scheduled and the telephone system remained open and was monitored for 14 minutes. During this time, neither the applicant landlords nor the respondent tenants dialed into the telephone conference call hearing.

Conclusion

In the absence of the landlords to present their claim, **I dismiss** the landlords' 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 10, 2017

Residential Tenancy Branch