



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND MNR MNSD MNDC FF

Introduction and Analysis

This hearing dealt with an Application for Dispute Resolution by the landlords under the *Residential Tenancy Act* (the “Act”) for a monetary order for unpaid rent or utilities, for damages to the unit, site or property, to retain the tenants’ security deposit and/or pet damage deposit, for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, and to recover the cost of the filing fee.

The hearing began promptly at 3:00 p.m. Pacific Time on Thursday, May 25, 2017, and the telephone line was monitored for a total of 11 minutes. During this time, neither the applicant landlords nor the respondent tenants called into the hearing. Following the ten minute waiting period, the application of the landlords was **dismissed with leave to reapply**.

Conclusion

The landlords’ application is dismissed with leave to reapply. Given the above, I have not considered the merits of the landlords’ application. I note this decision 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: May 26, 2017

Residential Tenancy Branch