



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MNR MNSD FF

Introduction and Analysis

This hearing dealt with an Application for Dispute Resolution by the landlord 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, to retain the tenant’s security deposit and/or pet damage deposit, and to recover the cost of the filing fee.

The hearing began promptly at 1:30 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 landlord nor the respondent tenant called into the hearing. Following the ten minute waiting period, the application of the landlord was **dismissed with leave to reapply**.

Conclusion

The landlord’s application is dismissed with leave to reapply. Given the above, I have not considered the merits of the landlord’s 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