



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR OPN MND MNSD MNDC 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 an order of possession based on the tenants’ notice to end tenancy, for a monetary order for damages to the unit, site or property, to retain all or a part of 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 9:30 a.m. Pacific Time on Friday, June 9, 2017, and the telephone line was monitored for a total of 12 minutes. During this time, neither the applicant landlord nor the respondent tenants 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: June 12, 2017

Residential Tenancy Branch