



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC OPT LAT FF O

Introduction and Analysis

This telephone conference call hearing was convened as the result of the tenants' application for dispute resolution under the *Residential Tenancy Act* (the "Act") for a monetary order in the amount of \$2,000.00 for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, to obtain an order of possession of the rental unit or site, for authorization to change the locks to the rental unit, to recover the cost of the filing fee and other unspecified relief.

The hearing began promptly at 11:00 a.m. Pacific Time on Friday, August 18, 2017, as scheduled and the telephone system remained open and was monitored for 11 minutes. During this time, neither the applicant tenants nor the respondent landlord dialed into the telephone conference call hearing.

In the absence of the applicant tenants to present their claim, **I dismiss** the tenants' application, **with leave to reapply**.

Conclusion

The tenants' application is dismissed 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 under the *Act*.

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: August 21, 2017

Residential Tenancy Branch