



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPN, MNR, FF, SS

### Introduction

This matter was set for hearing by telephone conference call at 1:00 p.m., in response to the Landlord's Application for Dispute Resolution (the "Application") requesting an Order of Possession and a Monetary Order for unpaid rent. The Landlord also applied to recover the filing fee and an Order for Substituted Service. The telephone line remained open while the phone system was monitored for ten minutes and no participant called into the hearing during this time.

### Analysis & Conclusion

Rule 7.3 of the Rules of Procedure states if a party or their agent fails to attend the hearing, the Arbitrator may conduct the dispute resolution hearing in the absence of that party, or dismiss the Application, with or without leave to re-apply. As neither party called into the hearing by 1:10 p.m., I find the Landlord has not presented the merits of this Application which is hereby dismissed with leave to reapply. I have not extended any applicable time limits under the Act and I have made no findings of fact or law with respect to the merits of this Application. This Decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: December 28, 2017

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Residential Tenancy Branch