



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes OPR MNR

### Introduction and Analysis

This telephone conference call hearing was convened as the result of the landlord's Application for Dispute Resolution ("application") under the *Residential Tenancy Act* ("Act") for an order of possession for unpaid rent or utilities and for a monetary order for unpaid rent or utilities.

The hearing originally began as an ex-parte proceeding through the Direct Request process and was adjourned to a participatory hearing based on an Interim Decision dated October 26, 2017 which should be read in conjunction with this decision. In addition, the landlord then filed for a Review Consideration of that Interim Decision which was dismissed.

The participatory hearing began at 9:30 a.m. Pacific Time as scheduled on Friday January 12, 2017 and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant landlord nor the respondent tenant dialed into the telephone conference call hearing.

### Conclusion

In the absence of the landlord to present their claim, **I dismiss** the landlord's application, **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.

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: January 15, 2018

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Residential Tenancy Branch

