



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC MNR MNSD FF

Introduction and Analysis

This hearing dealt with an Application for Dispute Resolution (“application”) by the tenants under the *Residential Tenancy Act* (“Act”) for an order directing the landlord to comply with the Act, regulation or tenancy agreement, for a monetary order for the cost of emergency repairs, for the return of their 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 Wednesday, January 17, 2018, and the telephone line was monitored for a total of 10 minutes. During this time, neither the applicant tenants nor the respondent landlord called into the hearing. Following the ten minute waiting period, the tenants’ application was **dismissed with leave to reapply**.

Conclusion

The tenants’ application is dismissed with leave to reapply. Given the above, I have not considered the merits of the tenants’ 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: January 19, 2018

Residential Tenancy Branch