



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding REMI REALTY INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPRM-DR, FFL

Introduction and Analysis

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

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 September 11, 2018 which should be read in conjunction with this decision.

The participatory hearing began at 9:30 a.m. Pacific Time as scheduled on Friday October 26, 2018 and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant landlord nor the respondent tenants dialed into the telephone conference call hearing. I confirmed that the time, date and codes on the Notice of Hearing document were correct and that I was the only person on the teleconference hearing for the entire 10 minutes.

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 will be emailed to the parties at the email addresses provided in the landlord's application.

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: October 29, 2018

Residential Tenancy Branch