



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

Introduction

The landlords filed an application for dispute resolution on August 13, 2018 under the *Residential Tenancy Act* (the “Act”), and request an order to end a tenancy early, and an order of possession, pursuant to section 56 of the Act. A dispute resolution hearing was convened on October 1, 2018.

This is my decision in respect of the landlords’ application.

Issues to be Decided

1. Are the landlords entitled to an order to end a tenancy early?
2. Are the landlords entitled to an order of possession?

Background and Evidence

The dispute resolution hearing was scheduled for a teleconference hearing on this date.

Rule 7.1 of the *Rules of Procedure*, under the Act, requires that a hearing start at the scheduled time unless otherwise set by the arbitrator. Further, Rule 7.3 permits an arbitrator to conduct a hearing in the absence of any party, and may make a decision or dismiss the application, with or without leave to re-apply.

A hearing regarding the application was scheduled to commence at 9:30 a.m. on October 1, 2018. I dialed into the teleconference at 9:30 a.m. and monitored the teleconference line until 9:40 a.m. Neither the tenant nor the landlords dialed into the teleconference during this time. I confirmed that the correct call-in numbers and

participant codes had been provided in the Notice of Dispute Resolution Proceeding. The Internet monitoring system indicated that I was the only person in attendance.

Analysis

I find that the application has been abandoned.

Conclusion

I dismiss the landlords' application, with leave to reapply. However, this does not extend any applicable time limits under the legislation. I have not made any findings of fact or law with respect to the 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: October 1, 2018

Residential Tenancy Branch