



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      FFL MNRL OPL OPR

### Introduction

This decision is in respect of the landlord's application for dispute resolution under the *Residential Tenancy Act* (the "Act") made on August 31, 2018. The landlord sought the following remedies under the act: (1) an order of possession for unpaid rent, pursuant to sections 46 and 55 of the Act; (2) an order of possession for landlord's use of property, pursuant to sections 49 and 55 of the Act; (3) a monetary order for unpaid rent, pursuant to section 67 of the Act; and (4) a monetary order for recovery of the filing fee, pursuant to section 72(1) of the Act.

### Issues to be Decided

1. Is the landlord entitled to an order of possession for unpaid rent?
2. Is the landlord entitled to an order of possession for landlord's use of property?
3. Is the landlord entitled to a monetary order for unpaid rent?
4. Is the landlord entitled to a monetary order for recovery of the filing fee?

### 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 18, 2018. I dialed into the teleconference at 9:30 a.m. and monitored the teleconference line until 9:40 a.m. Neither the tenants nor the landlord 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 landlord's 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 18, 2018

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Residential Tenancy Branch