



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      ET, FFL

### Introduction and Analysis

This hearing dealt with an Application for Dispute Resolution (“application”) by the landlord under the *Residential Tenancy Act* (“Act”) for an order of possession for an early end of tenancy earlier than the effective date of a notice to end the tenancy, and to recover the cost of the filing fee.

Neither party attended at the appointed time set for the teleconference hearing, although I waited ten minutes to enable them to participate in this hearing scheduled for Friday, September 14, 2018 at 11:00 a.m. Pacific Time. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Dispute Resolution Hearing. I also confirmed from the teleconference system that I was the only person who had called into this teleconference.

Following the ten minute waiting period, the landlord’s application was **dismissed with leave to reapply**.

### Conclusion

The landlord’s application is dismissed with leave to reapply.

Given the above, I have not considered the merits of the landlord’s application.

I note this decision does not extend any applicable time limits under the Act.

This decision will be emailed to the email address provided by the landlord in the landlord’s application and will be mailed to the tenant at the mailing address provided on the landlord’s application.

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: September 17, 2018

---

Residential Tenancy Branch