



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding EIGHTLAND PROPERTIES INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNRL-S, FFL

Introduction and Analysis

This hearing dealt with an Application for Dispute Resolution (“application”) by the landlord seeking remedy under the *Residential Tenancy Act* (“Act”) for a monetary order of \$7,807.50 for unpaid rent or utilities, to retain the tenants’ security deposit and/or pet damage deposit, and to recover the cost of the filing fee.

Neither party attended at the appointed time set for the hearing, although I waited ten minutes to enable them to participate in this hearing scheduled for Friday, October 26, 2018 at 1:30 p.m. Pacific Time. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of 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 both parties at the email addresses provided by the landlord in 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: October 29, 2018

Residential Tenancy Branch