



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPRM-DR, FFL

Introduction

This teleconference hearing was scheduled in response to an application by the Landlord under the *Residential Tenancy Act* (the “Act”) for an Order of Possession based on a 10 Day Notice to End Tenancy for Unpaid Rent (the “10 Day Notice”), for a Monetary Order for unpaid rent, and for the recovery of the filing fee paid for this application. The application was initially filed through the Direct Request process but was scheduled for a participatory hearing due to clarification needed on service.

Neither party called into the teleconference hearing during the approximately 10 minutes that the teleconference line remained open.

Background and Evidence

Rule 7.1 of the *Residential Tenancy Branch Rules of Procedure* states that the hearing commences at the scheduled time, unless otherwise determined by the Arbitrator. Rule 7.3 of the *Rules of Procedure* states that in the absence of a party, the hearing may be conducted in their absence or the dispute dismissed, with or without leave to reapply.

The teleconference hearing was scheduled for 9:30 am on November 23, 2018. I called into the hearing at 9:30 am and the phone line was monitored until 9:40 am. No one called in for either party during this time. The teleconference codes and call-in numbers were confirmed to be accurate on the Notice of Dispute Resolution Proceeding.

Analysis

Due to the absence of both parties, I find that this Application for Dispute Resolution has been abandoned.

Conclusion

I dismiss the Application for Dispute Resolution with leave to reapply. This decision does not extend any applicable time limits under the *Residential Tenancy Act*. No findings of fact or law were made with respect to the dispute.

This decision 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: November 23, 2018

Residential Tenancy Branch