



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      ET, FFL

### Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution filed by the Landlord on November 25, 2018 (the “Application”). The Landlord applied for an order ending the tenancy early based on section 56 of the *Residential Tenancy Act* (the “Act”). The Landlord also sought reimbursement for the filing fee.

Neither party attended at the appointed time set for the hearing on December 20, 2018. I waited 10 minutes, until 9:40 a.m., to enable the parties to participate in this hearing scheduled for 9:30 a.m. I confirmed from the teleconference system that I was the only person who had called into this teleconference. I confirmed the correct call-in numbers and participant code had been provided in the Notice of Hearing.

Given neither party attended the hearing, I dismiss the Application with leave to re-apply. However, this does not extend any time limits set out in the *Act*.

### Conclusion

The Application is dismissed with leave to re-apply. This does not extend any time limits set out in the *Act*.

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: December 21, 2018

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Residential Tenancy Branch