



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MIDDLEGATE DEVELOPMENTS
LTD and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPN

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 an order of possession based on the tenant’s written notice to vacate the rental unit.

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 January 25, 2019 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 as neither the landlord or tenant attended the hearing. 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 landlord’s email address provided by the landlord in the landlord’s application. As an email address was not provided for the tenant, the tenant will be sent this decision by regular mail at the mailing address provided on the landlord’s application.

I do not grant the filing fee as the applicant failed to attend the teleconference hearing.

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: January 29, 2019

Residential Tenancy Branch