



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding PHS COMMUNITY SERVICES  
SOCIETY and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR-DR

### 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”). The application was initially filed under the Direct Request process but was scheduled for a participatory hearing as the required documents for a Direct Request proceeding were not provided.

Neither party called into the hearing during the approximately 10 minutes that the teleconference line was monitored.

### Issue to be Decided

Is the Landlord entitled to an Order of Possession based on a 10 Day Notice to End Tenancy for Unpaid Rent?

### Background and Evidence

The teleconference hearing was scheduled for 11:00 am on August 16, 2019. I called into the hearing at 11:00 am and the phone line was monitored until 11:10 am. Neither party called into the hearing during that time. The teleconference codes and call-in numbers were confirmed to be accurate on the Notice of Dispute Resolution Proceeding.

### Analysis

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.

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: August 16, 2019

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Residential Tenancy Branch