



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPL FFL

### Introduction and Analysis

This hearing was convened as the result of the landlord's Application for Dispute Resolution ("application") seeking remedy under the *Residential Tenancy Act* ("Act"). The landlord applied for an order of possession based on a 2 Month Notice to End Tenancy for Landlord's Use of Property ("2 Month Notice") and to recover the cost of the filing fee.

The hearing began promptly at 1:30 p.m. Pacific Time as scheduled on October 25, 2019, and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant landlord nor the respondent tenant dialed into the telephone conference call hearing. I have also confirmed that the Notice of Dispute Resolution Proceeding document dated September 26, 2019, included the correct time and date and call-in codes for the teleconference hearing.

### Conclusion

In the absence of the landlord to present their claim, I dismiss the landlord's application, with leave to reapply.

I make no findings on the merits of their application.

Leave to reapply is not an extension of any applicable limitation period.

This decision will be emailed to the landlord and sent by regular mail to the tenant as the landlord did not provide an email address for the tenant in their application.

This decision is final and binding on the parties, unless 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, 2019

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Residential Tenancy Branch