



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPR DR, CNR, MT

### Introduction

This hearing was scheduled to consider applications from both the landlords and tenants pursuant to the *Residential Tenancy Act* (the “*Act*”).

The tenants sought:

- cancellation of the landlord’s 10 Day Notice to End Tenancy for Unpaid Rent pursuant to section 46 of the *Act*; and
- more time to dispute the notice to end tenancy

The landlords sought:

- an Order of Possession pursuant to section 55; and
- a monetary award pursuant to section 67 of the *Act*.

Only tenant S.F. attended the hearing. Tenant S.F. was given a full opportunity to be heard, to present testimony, to make submissions and to call witnesses.

While tenant S.F. attended the hearing by way of conference call, the landlords did not, although I waited until 9:40 A.M. to allow the landlords to connect with this teleconference hearing scheduled for 9:30 A.M.

Rule 7.1 of the Rules of Procedure provides as follows:

**7.1 Commencement of the dispute resolution proceeding** - The dispute resolution proceeding must commence at the scheduled time unless otherwise decided by the Arbitrator. The Arbitrator may conduct the dispute resolution proceeding in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

Following opening remarks, the tenant said she and tenant G.F. had vacated the property on October 1, 2019. The tenant said she was no longer pursuing her application.

As the landlords did not attend the hearing despite having applied for dispute resolution, I find their application to be dismissed without leave to reapply.

### Conclusion

The tenants' application is withdrawn.

The landlords' application for an order of possession and a monetary award is dismissed without leave to reapply.

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: October 18, 2019

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Residential Tenancy Branch