



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Alpine Inn
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPT

Introduction, Preliminary and Procedural Matters-

This hearing convened as the result of the tenants' application for dispute resolution under the Residential Tenancy Act (Act) for:

- order of possession of the rental unit

The hearing began at 11:00 a.m. Pacific Time on Friday, May 29, 2020, as scheduled and the telephone system remained open and was monitored for 11 minutes. During this time, neither party attended. I confirmed that the conference codes were correct and that I was the only person on the teleconference line for the entire 11 minutes.

Rule 7.3 of the Rules of Procedure provides as follows:

Consequences of not attending the hearing. If a party or their agent fails to attend the hearing, the arbitrator may conduct the dispute resolution hearing in the absence of that party, or dismiss the application, with or without leave to re-apply.

Accordingly, **in the absence of any evidence or submissions, I order the application dismissed with liberty to reapply.** I make no findings on the merits of the matter. Liberty to reapply is not an extension of any applicable limitation period.

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: May 29, 2020

Residential Tenancy Branch