



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR-DM OPM-DR FFL

Introduction and Analysis

This telephone conference call hearing was convened as the result of the landlord's Application for Dispute Resolution (application) seeking remedy under the *Residential Tenancy Act* (the Act) for an order of possession for unpaid rent or utilities, for a monetary order for unpaid rent or utilities, and to recover the cost of the filing fee.

The hearing originally began as an ex-parte proceeding through the Direct Request process and was adjourned to a participatory hearing based on an Interim Decision dated April 8, 2020, which should be read in conjunction with this decision.

The participatory hearing began at 9:30 a.m. Pacific Time as scheduled on June 1, 2020 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.

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 the 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 supply an email address for the tenant in their application.

The filing fee is not granted as the applicant did not attend the hearing.

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: June 2, 2020

Residential Tenancy Branch