



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNRL-S, MNDL-S

### Introduction

This hearing was convened as a result of the Landlords' Application for Dispute Resolution ("Application") under the *Residential Tenancy Act* ("Act"). The Landlords applied for a monetary order for unpaid rent in the amount of \$1,000.00, and for a monetary order for damages or compensation for damages of \$4,718.18, retaining the security and pet damage deposits to apply to these claims.

The Landlords were provided with a copy of the Notice of a Dispute Resolution Hearing on November 20, 2020; however, none of the Landlords attended the teleconference hearing scheduled for March 8, 2021 at 1:30 p.m. (Pacific Time). The phone line remained open for over ten minutes and was monitored throughout this time. The only persons to call into the hearing besides me were the Respondent Tenants, A.M. and S.S., who indicated that they were ready to proceed.

Rule 7.1 of the Residential Tenancy Branch Rules of Procedure ("Rules") states that the dispute resolution hearing will commence at the scheduled time unless otherwise set by the arbitrator. The Respondent Tenants and I attended the hearing on time and were ready to proceed, and there was no evidence before me that the Parties had agreed to reschedule or adjourn the matter; accordingly, I commenced the hearing at 1:30 p.m. on March 8, 2021, as scheduled.

Rule 7.3 states that 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 reapply. The teleconference line remained open for over ten minutes, however, neither an Applicant nor an agent acting on their behalf attended to provide any evidence or testimony for my consideration. As a result, and pursuant to Rule 7.3, I **dismiss the Landlords' Application without leave to reapply.**

Conclusion

The Landlords' Application is dismissed without leave to reapply, as none of the Landlords or an Agent acting on their behalf attended the hearing to present the merits of the Application. The Respondent Tenants did attend the hearing.

This Decision does not extend any applicable time limits under the Act.

This Decision will be emailed to the addresses confirmed by the Tenants during the hearing and to the email address provided by the Landlords in the Application.

This Decision is final and binding on the Parties, except as 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: March 08, 2021

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Residential Tenancy Branch