



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, OLC, FFT

This hearing was convened as a result of the Tenants' Application for Dispute Resolution ("Application") under the *Residential Tenancy Act* ("Act") to cancel a Two Month Notice to End Tenancy for Landlord's Use dated November 27, 2021 ("Two Month Notice"); for an Order directing the landlord to comply with the Act, regulation or tenancy agreement; and to recover the \$100.00 cost of their Application filing fee.

The Landlords, M.M. and P.M., appeared at the teleconference hearing and provided information about the status of the tenancy. The Landlords said that the Tenants moved out of the residential property in January 2022, and that the Landlords do not need an order of possession for the rental unit.

Residential Tenancy Branch Rule of Procedure 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 Landlords attended the teleconference hearing; however, neither the Applicants 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 Tenants' Application without leave to reapply.**

Conclusion

The Tenants' Application is dismissed without leave to reapply, as the Tenants or an Agent for the Tenants did not attend the hearing to present the merits of the Application. The Respondent Landlord did attend the hearing.

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

This Decision will be emailed to the Parties at the addresses provided by the Tenants in the Application, and confirmed by the Landlord in the hearing.

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 21, 2022

Residential Tenancy Branch