



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OLC, PSF

## DECISION AND REASONS

This matter dealt with the tenants' requesting an order requiring the landlord to comply with the Residential Tenancy Act (the "Act") and to provide services required by law.

Rule 10.1 of the Residential Tenancy Branch Rules of Procedure provides as follows:

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

The hearing started at 2:30 p.m. as scheduled; however by 2:41 p.m., neither the tenant nor the landlord had dialled into the conference call.

### Conclusion

Accordingly, in the absence of both parties, **I order that the tenants' application is dismissed, with leave to reapply.**

I make no findings on the merits of the matter. Leave 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: October 05, 2011.

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Residential Tenancy Branch