



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNR OPR

### Introduction and Analysis

This telephone conference call hearing was convened as the result of the landlords' application for dispute resolution under the *Residential Tenancy Act* (the "Act") for an order of possession for unpaid rent or utilities and for a monetary order for unpaid rent or utilities.

The original application was made via a direct request proceeding and was adjourned to a participatory hearing on October 24, 2012. The new Notice of a Dispute Resolution Hearing documents were faxed to the landlords on October 24, 2012.

The participatory conference call hearing began at 11:00 a.m. as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant landlords nor the respondent tenant dialed into the telephone conference call hearing.

### Conclusion

In the absence of the landlords to present their claim, **I dismiss** the landlords' 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 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: November 28, 2012

---

Residential Tenancy Branch