



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET O

Introduction and Analysis

This telephone conference call hearing was convened as the result of the landlord's application for dispute resolution under the *Residential Tenancy Act* (the "Act") to end the tenancy early due to an urgent threat to life and/or property and "other" unspecified relief.

The hearing began promptly at 11:00 a.m. Pacific Time on Tuesday, August 15, 2017, as scheduled and the telephone system remained open and was monitored for 11 minutes. During this time, neither the applicant landlord nor the respondent tenant dialed into the telephone conference call hearing. In the absence of the applicant landlord to present their claim, **I dismiss** the landlord's application, **with leave to reapply**.

Conclusion

The landlord's application is dismissed 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 under the *Act*.

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: August 17, 2017

Residential Tenancy Branch