



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL, MNDL, FFL

Introduction and Analysis

This hearing dealt with an Application for Dispute Resolution (“application”) by the landlord under the *Residential Tenancy Act* (“Act”) seeking remedy for an order of possession based on an undisputed 2 Month Notice to End Tenancy for Landlord’s Use of Property (“2 Month Notice”), a monetary claim of \$3,000.00 for damages to the unit, site or property, and to recover the cost of the filing fee.

Neither party attended at the appointed time set for the hearing, although I waited 12 minutes to enable them to participate in this hearing scheduled for Friday, November 2, 2018 at 11:00 a.m. Pacific Time. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed from the teleconference system that I was the only person who had called into this teleconference. Following the ten minute waiting period, the landlord’s application was **dismissed with leave to reapply**.

Conclusion

The landlord’s application is dismissed with leave to reapply. Given the above, I have not considered the merits of the landlord’s application.

I note this decision does not extend any applicable time limits under the Act.

This decision will be emailed to the email address for the landlord listed in the landlord’s application and will be sent by regular mail to the tenant’s mailing address listed in the landlord’s 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: November 5, 2018

Residential Tenancy Branch