



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MIDDLEGATE DEVELOPMENTS and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes

OPRM-DR FFL

Introduction and Analysis

This telephone conference call hearing was convened as the result of the landlord's Application for Dispute Resolution (application) seeking remedy under the *Residential Tenancy Act* (the Act) for an order of possession for unpaid rent or utilities, for a monetary order for unpaid rent or utilities, and to recover the filing fee.

The hearing originally began as an ex-parte proceeding through the Direct Request process and was adjourned to a participatory hearing based on an Interim Decision dated October 11, 2019, which should be read in conjunction with this decision.

The participatory hearing began at 9:30 a.m. Pacific Time as scheduled on November 8, 2019 and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant landlord nor the respondent tenants dialed into the telephone conference call hearing.

Conclusion

In the absence of the landlord to present their claim, **I dismiss** the landlord's 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 will be emailed to the landlord and sent by regular mail to the tenants as the landlord did not supply an email address for the tenants in their application.

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 12, 2019

Residential Tenancy Branch