



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MND, MNSD, FF

This hearing was scheduled for 9:00 a.m. on this date to hear the landlord's application for a Monetary Order for damage to the rental unit and retention of the security deposit and/or pet deposit. The tenants appeared at the hearing; however, the landlord did not appear at the hearing by 9:15 a.m. The tenants confirmed service of the landlord's application upon them. Since the landlord did not appear and the tenants were prepared to deal with the landlord's claims against them I dismissed the landlord's application without leave to reapply.

During the hearing the tenants enquired about the return of their security deposit and pet deposit. The tenants claimed their security deposit and pet deposit totalled \$690.00. I noted that the landlord had requested retention of \$350.00 of the deposit(s). Since neither party supplied documentary evidence to substantiate the amount of the deposits paid by the tenants and in the absence of any other evidence to verify the amount of the deposit(s) I do not provide a Monetary Order to the tenants with this decision. Rather, the tenants were informed of their right to file an Application for Dispute Resolution against the landlord.

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: September 28, 2010.

Dispute Resolution Officer