



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

**Dispute Codes:** MND; MNDC; MNR; MNSD; FF

### **Introduction**

This Hearing was scheduled to hear the Landlord's application for a Monetary Order for compensation for damage or loss, damages to the rental unit; unpaid utilities and damage to the rental unit; to apply the security and pet damage deposits towards partial satisfaction of her monetary award; and to recover the cost of the filing fee from the Tenant.

This application was scheduled to be heard via teleconference on October 28, 2010 at 9:00 a.m. The Tenant signed into the conference on time and was ready to proceed, however by 9:10 a.m., the Landlord had not yet signed into the teleconference. Therefore, the Landlord's application is dismissed without leave to reapply.

The Tenant gave affirmed testimony that the Tenants paid a security deposit in the amount of \$650.00 and a pet damage deposit in the amount of \$650.00. The Tenant testified that both deposits were paid on September 1, 2009.

The Landlord has not been successful in her application to retain the security deposit and pet damage deposit, and I order that the Landlord return both deposits to the Tenants forthwith. No interest has accrued on the deposits.

I hereby provide the Tenants with a Monetary Order against the Landlord in the amount of \$1,300.00.

### **Conclusion**

The Landlord's application is dismissed without leave to re-apply.

I hereby provide the Tenants with a Monetary Order in the amount of \$1,300.00 against the Landlord. This Order must be served on the Landlord and may be filed in the Provincial Court of British Columbia (Small Claims) and enforced as an Order of that Court.

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: October 28, 2010.

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