



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNSD, FF

This conference call hearing was convened in response to the landlord's application to keep all or part of the security deposit as recovery for damage to the rental unit; and to recover the filing fee associated with this application.

The landlord called into the conference. The male tenant's brother called in to advise that the tenant's wife went into labour and that he is unable to attend the hearing.

I accept that the tenant's request for an adjournment was due to circumstances beyond his control and that granting an adjournment does not prejudice the parties in this matter. After reviewing this matter I also find that it may provide a further opportunity for the parties to come to a resolution of this dispute.

Accordingly, I grant an adjournment and the parties will be notified when the dispute resolution will be reconvened. In granting this adjournment, the parties are hereby notified that their attendance, if required, to the next hearing is mandatory.

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 13, 2011.

Residential Tenancy Branch