



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNDC, FF

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking a monetary order.

The hearing was conducted via teleconference and was attended by the tenant's agent only. The applicant landlord did not attend the hearing. The applicant landlord also did not provide any documentary evidence to support any portion of his claim, other than to confirm the tenant paid a security deposit of \$600.00 and a pet damage deposit of \$300.00.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to a monetary order for damage to the rental unit; for all or part of the security deposit and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 37, 38, 67, and 72 of the *Residential Tenancy Act (Act)*.

Conclusion

In the absence of the applicant landlord or any evidence to support his claim I dismiss this Application in its entirety without leave to reapply.

As the landlord's Application included seeking to retain the security and pet damage deposits and since I have dismissed the landlord's Application, I grant the tenant a monetary order in the amount of **\$900.00** comprised of \$600.00 security deposit and \$300.00 pet damage deposit. This order must be served on the landlord. If the landlord fails to comply with this order the tenant may file the order in the Provincial Court (Small Claims) and be 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: June 26, 2012.

Residential Tenancy Branch

