



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND MNSD FF

Introduction

This hearing was convened as a result of the landlord's application for dispute resolution seeking remedy under the *Residential Tenancy Act* (the "Act"). The landlord applied for a monetary order for damage to the unit, site or property, to keep all or part of the pet damage deposit or security deposit, and to recover the filing fee.

The tenant, an advocate for the tenant, the landlord and the husband of the landlord attended the hearing. The landlord originally submitted a claim for \$2,300.00, however, on November 20, 2012, the landlord submitted a letter to the Residential Tenancy Branch requesting to increase her monetary claim to \$6,274.85. The landlord failed to attend in person to amend her application. As a result, the landlord was given the opportunity to proceed with her claim for \$2,300.00 at the hearing today, or to withdraw her application in full and be granted leave to reapply, as it would not be administratively fair and would prejudice the tenant to increase the monetary amount during the hearing. The parties were advised that if the landlord chose to withdraw her application, that timelines under the *Act* were **not** extended.

The landlord requested to **withdraw her application in full** and will reapply in the future. Therefore, I make no findings on the merits of this matter. The landlord is at liberty to reapply. This decision **does not** extend any applicable time limits under the *Act*.

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 30, 2012

Residential Tenancy Branch