

## **DECISION**

Dispute Codes      MNSD FF

### **Introduction and Analysis**

This telephone conference call hearing was convened as the result of the tenants' application for dispute resolution under the *Residential Tenancy Act* (the "Act") for a monetary order for return of all or part of their security deposit or pet damage deposit, and to recover the filing fee.

The hearing began at 9:30 a.m. as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant tenants nor the respondent landlord dialed into the telephone conference call hearing.

### **Conclusion**

In the absence of the tenants to present their claim, **I dismiss** the tenants' application, **with leave to reapply**.

I make no findings on the merits of the application. Leave to reapply is not an extension of any applicable limitation period.

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: January 07, 2013.