



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, MNSD, FF, SS

Introduction

The tenants apply to recover a security deposit, and for an award of damages for items not specified in the application.

At the start of the hearing it became clear that not only did the respondent landlords not have details of the tenants' application but that most if not all of the tenants' evidence had not been served on them.

The tenant Ms. J.-H. claimed that a damaged telephone prevented her from gaining access to the evidence she required for the approximately nine weeks between the application and the hearing.

It is apparent that the landlords intend to bring an application of their own after this hearing.

In all the circumstances, I dismiss the tenants' application, with leave to re-apply.

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 14, 2013

Residential Tenancy Branch