



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Strata's Choice Property Management Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNSD, MND, FF

### Introduction

This telephone conference call hearing was convened as the result of the landlord's application for dispute resolution under the Residential Tenancy Act (the "Act") for for authority to retain the tenant's security deposit, for a monetary order for alleged damage to the rental unit, and for recovery of the filing fee.

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

### Analysis and Conclusion

In the absence of the landlord to present their claim, pursuant to section 10.1 of the Residential Tenancy Branch Rules of Procedure (Rules), I dismiss the landlord's application, without leave to reapply.

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* and is being mailed to both the applicant and the respondent.

Dated: July 16, 2013

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Residential Tenancy Branch

