



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding bc IMC Realty Corporation dba Panarama Tower  
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") seeking authority to retain the tenant's security deposit, a monetary order for alleged damage to the rental unit, and for recovery of the filing fee.

The hearing began at 1:00 p.m. as scheduled and the telephone system remained open and was monitored for 15 minutes. During this time, the applicant/landlord did not dial into the telephone conference call hearing; however the tenant dialed into the telephone conference call hearing 9 minutes after the hearing had begun.

The tenant said that she understood that the landlord had cancelled the hearing, but appeared at the hearing just to make sure. I note that there was no such request for cancellation from the landlord in the hearing file or on the system.

### Analysis and Conclusion

In the absence of the landlord to present their claim and in light of the tenant's appearance at the hearing, 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*.

Dated: August 07, 2013

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Residential Tenancy Branch

