



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MAINSTREET EQUITY CORP.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD, MNDC, FF

Introduction

This hearing was scheduled for 11:00 a.m. on this date to deal with the landlord's request for authorization to deduct a lease break fee from the tenant's security deposit and/or pet deposit. The teleconference call remained open until 11:10 a.m. and during that time only the tenant called in.

The tenant confirmed that she was prepared to respond to the issue raised by the landlord in this Application and that the landlord continues to hold her security deposit and pet deposit totalling \$450.00.

Since the landlord did not appear at the hearing and did not present a basis for retaining any part of the tenant's deposits, I dismiss the landlord's application.

As stated in Residential Tenancy Policy Guideline 17: *Security Deposits and Set-Off*, I order the landlord to return the tenant's deposits to her and I provide the tenant with a Monetary Order in the sum of \$450.00.

Conclusion

The landlord's application has been dismissed. The landlord must return the tenant's security deposit and pet deposit to her. The tenant has been provided a Monetary Order with this decision in the amount of \$450.00 to serve and enforce as necessary.

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: September 12, 2013

Residential Tenancy Branch

