



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 0947713 BC LTD. and JOHN WAMS  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes: MND, MNDC, MNSD, FF

### Introduction

This matter dealt with the Landlord's Application for Dispute Resolution and was set for hearing by telephone conference call at 11:00 a.m. on this date. The line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time was the Respondent Tenant.

### Analysis and Conclusion

As the Applicant Landlord did not attend the hearing by 11:10 a.m., and the Respondent appeared and was ready to proceed, I dismiss the Landlord's Application without leave to reapply.

Under the policy guidelines to the Act I must also deal with the security deposit the Tenant paid to the Landlord, which was claimed against in the Landlord's Application and has not been returned to the Tenant.

The Tenant agreed that the Landlord could retain ½ of the deposit towards the claims made. Therefore, I order the Landlord to return the balance of **\$212.50** to the Tenant forthwith and the Landlord may retain \$212.50 toward their claims.

I issue the Tenant a monetary order in these terms, which may be enforced in the Provincial Court, Small Claims Division.

This decision is final and binding on the parties, except as 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: November 19, 2013

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Residential Tenancy Branch

