



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Action Property Management  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNSD, MNR, 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 a monetary order for alleged damage to the rental unit and unpaid rent, for authority to retain the tenant's security deposit, and for recovery of the filing fee.

The hearing began at 2:30 p.m. as scheduled and the telephone system remained open and was monitored for 15 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, with leave to reapply.

Leave to reapply is not an extension of any applicable limitation period.

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: November 06, 2013

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Residential Tenancy Branch

