



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding AMACON PROPERTY MANAGEMENT SERVICES INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD MNR FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for unpaid rent and to retain the security deposit of \$600.00 and to recover the filing fee.

The applicant landlord was provided with a copy of the Notice of a Dispute Resolution Hearing after filing their application dated August 29, 2013. The landlord, however, did not attend the hearing set for today at 10:30 a.m. The phone line remained open for ten minutes and was monitored throughout this time. The only parties to call into the hearing was the respondent tenant, prepared to dispute the landlord's claims. The tenant testified the landlord still retains the security deposit in its entirety.

Analysis and Conclusion

Following the ten minute waiting period, **the application of the landlord was dismissed, without leave to reapply.** As the landlord's application included retaining the security deposit and their application has been dismissed, it is only appropriate that I return the security deposit to the tenant.

I grant the tenant a Monetary Order under Section 67 of the Act for the amount of the security deposit of **\$600.00**, with no applicable interest. If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

This Decision is final and binding on both parties.

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: December 05, 2013

Residential Tenancy Branch