



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNSD, MNDC, FF

Introduction

This matter involved the Landlord's Application for Dispute Resolution. The Landlord made this Application on October 15, 2013. The matter was set for hearing by telephone conference call at 1:30 p.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 1:40 p.m., and the Respondent Tenant appeared and was ready to proceed, I dismiss the Landlord's claim without leave to reapply.

Pursuant to Policy Guideline 17, I must order the Landlord to return the security deposit of **\$500.00** to the Tenant, immediately. The Tenant is granted a monetary order for this amount, which must be served on the Landlord. If the Landlord does not abide by the order, the Tenant may enforce the order in Provincial Court.

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: January 14, 2014

Residential Tenancy Branch

