



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, OPT

Introduction

This matter was set for hearing by telephone conference call at 11:00 am, in response to an Application for Dispute Resolution (the “Application”) made by the Tenant for the return of all or part of the pet damage or security deposit and to obtain an Order of Possession of the rental unit. The line remained open while the phone system was monitored for ten minutes and no participant called into the hearing during this time.

Analysis & Conclusion

Rule 10.1 of the Dispute Resolution Proceedings Rules of Procedure states that the hearing must commence at the scheduled time unless otherwise decided by the arbitrator. The arbitrator may conduct the hearing in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

As neither party called into the conference call by 11:10 am, I find that the Tenant has not presented the merits of this application and the application is hereby **dismissed with leave to reapply**. However, this does not extend any applicable time limits under the Act and I have made no findings of fact or law with respect to the merits of this application.

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: February 28, 2014

Residential Tenancy Branch

