



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Twin Gables Motel
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD, OPT, MNDC, LAT

Introduction

This telephone conference call hearing was convened as the result of the tenants' application for dispute resolution under the Residential Tenancy Act (the "Act"). The tenants applied for a monetary order for a return of their security deposit, an order of possession for the rental unit, a monetary order for money owed or compensation for damage or loss, and an order authorizing the tenant to change the locks to the rental unit.

The hearing began at 10:30 a.m. as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicants/tenants nor the respondents/landlords dialed into the telephone conference call hearing.

Analysis and Conclusion

In the absence of the tenants to present their claim, pursuant to section 10.1 of the Dispute Resolution Rules of Procedure (Rules), I dismiss the tenants' 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*.

Dated: April 09, 2014

Residential Tenancy Branch

