



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

For the landlord: MNSD, MNR, MND, MNDC, FF

For the tenant: RP, MNSD, CNC, OPT, RPP, MNDC, AAT, LRE, FF

Introduction

This telephone conference call hearing was convened as the result of the cross applications of the parties for dispute resolution under the Residential Tenancy Act (the "Act").

The landlord applied for authority to retain the tenant's security deposit, a monetary order for money owed or compensation for damage or loss, alleged damage to the rental unit, and alleged unpaid rent, and for recovery of the filing fee.

The tenant applied for an order requiring the landlord to make repairs to the rental unit, a monetary order for a return of their security deposit, seeking an order cancelling the landlord's 1 Month Notice to End Tenancy for Cause, order of possession for the rental unit, an order requiring the landlord to return the tenant's personal possessions, a monetary order for money owed or compensation for damage or loss, an order requiring the landlord to allow access to the rental unit, an order suspending or setting conditions on the landlord's right to enter the rental unit, and for recovery of the filing fee.

The hearing began at 1:00 p.m. as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant/landlord nor the applicant/tenant dialed into the telephone conference call hearing.

Preliminary matter- The landlord listed a different tenant as a respondent other than as listed in the tenant's application, and the tenant listed a different landlord as respondent other than listed in the landlord's application. I have thus listed a different style of cause for each application as noted above. The two applications relate to the same rental unit.

Analysis and Conclusion

In the absence of the landlord or the tenant to present their claim, pursuant to section 10.1 of the Dispute Resolution Rules of Procedure (Rules), I dismiss the landlord's and the tenant's applications, both 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 11, 2014

Residential Tenancy Branch

