



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding MEL MANAGEMENT LTD.  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      OPR MNR FF

### Introduction and Analysis

This telephone conference call hearing was convened as the result of the landlord's application for dispute resolution under the *Residential Tenancy Act* (the "Act") for a monetary order for damage to the unit, site or property, for authorization to keep the tenant's security deposit or pet damage deposit, and to recover the filing fee.

The hearing began at 11:00 a.m., Pacific Time, on Thursday, April 24, 2014, as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant landlord nor the respondent tenant dialed into the telephone conference call hearing.

### Conclusion

After the ten minute waiting period, and in the absence of the landlord to present their claim, **I dismiss** the landlord's application, **with leave to reapply**.

I make no findings on the merits of the application. Leave to reapply is not an extension of any applicable limitation period.

This decision is final and binding on the parties, unless 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: April 25, 2014

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Residential Tenancy Branch

