



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC MNSD OLC ERP RP LRE LAT

Introduction and Analysis

This telephone conference call hearing was convened as the result of the tenant's application for dispute resolution under the *Residential Tenancy Act* (the "Act") for a monetary order for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, for the return of all or part of the pet damage deposit or security deposit, for an order directing the landlord to comply with the Act, regulation or tenancy agreement, to make emergency repairs for health or safety reasons, to make regular repairs to the unit, site or property, to suspend or set conditions on the landlord's right to enter the rental unit, and for authorization for the tenant to change the locks to the rental unit.

The hearing began at 9:30 a.m. on Monday, April 14, 2014, Pacific Time, as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant tenant nor the respondent landlord dialed into the telephone conference call hearing.

Conclusion

In the absence of the tenant to present the merits of her claim, **I dismiss** the tenant's application, **with leave to reapply**.

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

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 15, 2014

Residential Tenancy Branch

