



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Horizon Towers
Boardwalk General Partnership
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

Landlord's application (filed February 7, 2014): MNDC, MND, MNSD, FF

Tenants' application (filed February 26, 2014): MNSD, FF

Introduction

This Hearing was convened on May 27, 2014 to consider cross applications. The Landlord filed an Application for Dispute Resolution seeking a monetary award for damages; compensation for damage or loss under the Act, regulation or tenancy agreement; to apply the security deposit towards its monetary award; and to recover the cost of the filing fee from the Tenants.

The Tenants filed an Application for Dispute Resolution seeking return of the security deposit; and to recover the cost of the filing fee from the Landlords.

There were issues with respect to service of documents at the May 27, 2014, Hearing. The Landlords were ordered to re-serve the Tenants with their Application for Dispute Resolution. The Tenants confirmed their address for service and the matters were adjourned to July 30, 2014 at 1:30 p.m. By 1:40 p.m., July 30, 2014, neither party had signed into the teleconference.

Rule 10.1 of the Residential Tenancy Branch Rules of Procedure provides as follows:

Commencement of Hearing 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 attended the conference, I dismiss both parties' applications with leave to re-apply. This does not extend any existing time limits that may apply.

Conclusion

The parties' applications are dismissed **with leave to re-apply**. This does not extend any existing time limits that may apply.

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: August 01, 2014

Residential Tenancy Branch

