



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF, O

Introduction

This matter was set for hearing by telephone conference call at 9:00 a.m., in response to an Application for Dispute Resolution made by the Tenants for the return of their security deposit, to recover the filing fee, and for 'Other' issues which appear to be for expenses for the rental unit not being livable on the move in date. The line remained open while the phone system was monitored for thirty minutes and the only participant who called into the hearing during this time was the Landlord. The Landlord explained that the security deposit had been returned to the Tenants after the tenancy had ended.

Analysis & Conclusion

Rule 10.1 of the Dispute Resolution Proceedings Rules of Procedure states that 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 the Tenants did not appear and the Respondent appeared and was ready to proceed, I dismiss all of the Tenants' application **without** leave to reapply.

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 11, 2014

Residential Tenancy Branch

