



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PEMBERTON HOLMES LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND MNSD 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 damages to the unit, site or property, to keep all or part of the pet damage deposit or security deposit, and to recover the filing fee.

The hearing began at 9:30 a.m., Pacific Time, on Thursday, September 11, 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 tenants dialed into the telephone conference call hearing.

Conclusion

In the absence of the landlord to present the merits of 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: September 12, 2014

Residential Tenancy Branch

