



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ENCORE PROPERTIES CANADA INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND MNR MNSD MNDC SS 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 unpaid rent or utilities, for damage to the unit, site or property, to keep all or part of the tenant's security deposit or pet damage deposit, for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, and to recover the filing fee.

The hearing began at 9:30 a.m., Pacific Time, as scheduled on Wednesday, September 17, 2014 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

In the absence of the applicant 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 18, 2014

Residential Tenancy Branch

