



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding ASSOCIATED PROPERTY MANAGEMENT (2001) LTD  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes                      MNR, MNSD, MNDC, FF

### Introduction

This matter was set for hearing by telephone conference call at 9:00 a.m., in response to a Landlord's Application for Dispute Resolution (the "Application") for a Monetary Order for unpaid rent, money owed or compensation for loss under the *Residential Tenancy Act*, to retain the Tenants' security deposit, and to recover the filing fee.

The line remained open while the phone system was monitored for ten minutes and the only participant calling into the hearing during this time was one of the Respondents.

### 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 Landlord failed to appear and one of the Respondents appeared and was ready to proceed, I dismiss the Landlord's Application **without** leave to reapply. The parties are cautioned with regards to Sections 38(1) and (6) of the Act in relation to the return of the Tenants' security deposit.

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: September 23, 2014

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Residential Tenancy Branch

