



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, OPC, MNR, MND, FF

Introduction

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"). The landlord applied for authority to retain the tenant's security deposit, an order of possession for the rental unit due to alleged cause, a monetary order for \$3270 for unpaid rent and alleged damage to the rental unit, and for recovery of the filing fee paid for this application.

The hearing began at 9:00 a.m. as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, the applicant/landlord did not dial into the telephone conference call hearing; however the tenant was present and ready to proceed with the hearing.

Analysis and Conclusion

In the absence of the landlord to present their claim, pursuant to section 10.1 of the Dispute Resolution Rules of Procedure (Rules) and due to the appearance of the respondent, I dismiss the landlord's 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* and is being mailed to both the applicant and the respondent.

Dated: September 18, 2014

Residential Tenancy Branch

