



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding ROYAL LEPAGE ADVANCED PROPERTY MANAGEMENT  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNSD

### Introduction

I was designated to hear this matter pursuant to section 58 of the *Residential Tenancy Act*. ("the *Act*"). This hearing was scheduled for the tenant's application for authorization to obtain a return of all or a portion of his security deposit under section 38 of the *Act*.

While the Respondents attended the hearing by way of conference call, the Applicant did not, although I waited until 1:15 p.m. in order to enable the Applicant to connect with this teleconference hearing scheduled for 1:00 p.m.

Rule 10.1 of the Rules of Procedure provides as follows:

The dispute resolution proceeding must commence at the scheduled time unless otherwise decided by the Arbitrator. The Arbitrator may conduct the dispute resolution proceeding in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

**In the absence of the applicant's participation in this hearing, I order the application dismissed without liberty 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: March 11, 2015

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Residential Tenancy Branch

