



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNDC, MNSD, FF

Introduction

This hearing was convened in response to the Landlord's Application for Dispute Resolution, in which the Landlord applied for a monetary Order for money owed or compensation for damage or loss; to keep all or part of the security deposit; and to recover the fee for filing this Application for Dispute Resolution.

Issue(s) to be Decided

Is the Landlord entitled to compensation for unpaid rent and damage to the rental unit?
Is the Landlord entitled to retain all or part of the security deposit?

Background and Evidence

The hearing was scheduled for 1:00 p.m. on June 11, 2015 and I dialed into the teleconference at the scheduled start time. By the time the teleconference was terminated at 1:12 p.m., the Tenant had appeared, but the Landlord had not.

Analysis

I find that the Landlord failed to diligently pursue the claims and I therefore dismiss the Application for Dispute Resolution without leave to reapply.

Conclusion

The Tenant retains the right to file an Application for Dispute resolution seeking the return of the security deposit if it is not returned to the Tenant. This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Act*.

Dated: June 12, 2015

Residential Tenancy Branch

