



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MNDC, MNSD, FF

Introduction

This matter dealt with an application by the Landlord for compensation for unpaid rent, loss or damage under the Act, regulations or the tenancy agreement, to retain the tenant's security deposit and to recover the filing fee for this proceeding.

At the start of the conference call the Landlord was made aware that he did not provide any evidence to support his claims. There was no tenancy agreement to prove a tenancy actually took place nor was there any supporting evidence to show that a security deposit was paid, that there was damage to the unit or that rent was unpaid. Without evidence to support the application there is no grounds to establish a claim against the Tenant. I dismiss the Landlord's application with leave to reapply.

Conclusion

The Landlord's application is dismissed with 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*.

Dated: August 24, 2015

Residential Tenancy Branch

