



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Lake Country Lofts
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC, MNSD, FF
 MNDC, MNSD, FF, O

Introduction

This hearing was convened by way of conference call concerning applications made by the landlord and by the tenants. The landlords have applied for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; for an order permitting the landlord to keep all or part of the pet damage deposit or security deposit; and to recover the filing fee from the tenants for the cost of the application. The tenants have applied for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; for a monetary order for return of all or part of the pet damage deposit or security deposit; and to recover the filing fee from the landlord.

The landlord was represented at the hearing by an agent and was accompanied by a witness, the resident manager. However, despite each of the tenants being personally served with the Landlord's Application for Dispute Resolution on March 14, 2015 and despite making an application which has been joined to be heard with the landlord's application, no one for the tenants attended. The line remained open while the phone system was monitored for 10 minutes and the only participants who joined the call were the landlord's agent and witness.

I hereby dismiss the tenants' application without leave to reapply.

At the commencement of the hearing the landlord's agent withdrew the landlord's application.

Conclusion

For the reasons set out above the tenants' application is hereby dismissed in its entirety without leave to reapply.

The landlord's application is hereby dismissed as withdrawn.

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 06, 2015

Residential Tenancy Branch

