



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding COAST REALTY PROPERTY MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNSD, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlord for a monetary order for alleged damage, for an order to retain the security deposit in partial satisfaction of the claim and to recover the filing fee for the Application.

This matter was set for hearing by telephone conference call at 1:30 p.m. on this date. The line remained open while the phone system was monitored for ten minutes and the only participants who called into the hearing during this time were the Respondents.

As the Applicant Landlord did not appear at the hearing and the Respondent Tenants appeared and were ready to proceed, I dismiss the Application of the Landlord without leave to reapply.

Furthermore, pursuant to the Act and Policy Guideline 17, since this Application is being dismissed I order the Landlord to return the security deposit to the Tenants, and I grant the Tenants a monetary order in those terms.

During the course of the telephone conference the Tenants confirmed to me that the security deposit should be returned to the male Tenant only. Therefore, I have granted the order in the male Tenant's name only.

Conclusion

The Landlord is ordered to return the security deposit of \$500.00 to the male Tenant as named in the monetary order.

This order must be served on the Landlord and may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: October 28, 2015

Residential Tenancy Branch

