



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNR, MNSD, FF

### Introduction

On July 13, 2015 a hearing was conducted via the conference call between these two parties. The landlords served the tenant by registered mail on December 10, 2014, 2015 with the notice of hearing package seeking a monetary order for unpaid rent and to retain all or part of the security and pet damage deposits. The landlord was granted a monetary order and authorization to offset this claim against the combined security and pet damage deposits. The tenant applied for a review of this decision. The arbitrator ordered the decision and accompanying order suspended pending a review hearing for the landlords' application.

This is a review hearing granted for the landlords' application pursuant to the *Residential Tenancy Act* (the Act) for:

- a monetary order for unpaid rent pursuant to section 67;
- authorization to retain all or a portion of the tenant's security deposit in partial satisfaction of the monetary order requested pursuant to section 38; and
- authorization to recover his/her/their/its filing fee for this application from the tenant pursuant to section 72.

This matter was set for a conference call review hearing at 9:00 a.m. on this date. Both parties failed to attend the review hearing by way of conference call. I waited until 11 minutes past the start of the scheduled hearing time in order to enable both parties to connect with this teleconference review hearing.

Rule 10.1 of the Rules of Procedure provides that:

**10.1 Commencement of the hearing** The hearing must commence at the scheduled time unless otherwise decided by the arbitrator. The arbitrator may

conduct the hearing in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

Accordingly, in the absence of any evidence or submissions from either party and in the absence of both parties participation in this review hearing, I order that the original decision and order dated July 13, 2015 be re-instated.

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: October 21, 2015

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Residential Tenancy Branch

