



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND, MNR, MNSD, FF

### Introduction

This hearing commenced on August 18, 2015 to deal with a landlord's monetary claims against the tenant for unpaid rent or utilities; damage to the rental unit or property; and, authorization to retain all or part of the security deposit. Both parties appeared at the scheduled hearing. I determined that evidence to which the landlord was referring and had served upon the tenant was not before me. The landlord stated that it had been served upon the Residential Tenancy Branch and I found his submission credible. I ordered the landlord to re-serve the photographic evidence that was missing and the hearing was adjourned. An interim decision was issued to the parties along with Notices of Adjourned Hearing. The hearing was set to reconvene at 9:30 a.m. on November 4, 2015 via teleconference call.

At the reconvened hearing neither party appeared at the hearing. The teleconference call line remained open while the phone system was monitored for ten minutes and neither participant called into the hearing during this time. As neither the applicant nor the respondent attended the reconvened hearing, I dismiss the application with leave to reapply. I note this does not extend any applicable deadlines under the Act.

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: November 04, 2015

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Residential Tenancy Branch

