



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNSD, MND, FF

### Introduction

This telephone conference call hearing was convened as the result of the landlord's application for dispute resolution under the Residential Tenancy Act (the "Act"). The landlord applied for authority to keep all or part of the tenant's security deposit or pet damage deposit, compensation for alleged damage to the rental unit, and for recovery of the filing fee paid for this application.

The hearing began as scheduled and the telephone system remained open and was monitored for 11 minutes. During this time, neither the applicant/landlord nor the respondent/tenant dialed into the telephone conference call hearing.

I note that on July 10, 2015, the Residential Tenancy Branch ("RTB") received a letter from an attorney's office, stating that the tenant was deceased.

### Analysis and Conclusion

In the absence of the landlord to present their claim, pursuant to section 10.1 of the Dispute Resolution Rules of Procedure (Rules), I dismiss the landlord's application, without leave to reapply, as the tenant was reported deceased.

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 19, 2015

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Residential Tenancy Branch

