



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNDC, OLC

Introduction

This matter was set for hearing by telephone conference call at 1:30 p.m., in response to an Application for Dispute Resolution (the “Application”) made by the Tenant for the return of the security and pet damage deposit, for the Landlord to comply with the *Residential Tenancy Act* (the “Act”) and for monetary compensation. The telephone line remained open while the phone system was monitored for ten minutes and no participant called into the hearing during this time.

Analysis & Conclusion

Rule 7 of the Residential Tenancy Branch Rules of Procedure states that 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. As neither party called into the hearing by 1:40 p.m., I find that the Tenant has not presented the merits of this Application which is hereby **dismissed with leave to reapply**. However, this does not extend any applicable time limits under the *Residential Tenancy Act* and I have made no findings of fact or law with respect to the merits of this Application.

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: January 08, 2016

Residential Tenancy Branch

