



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, MNSD

Introduction

This hearing was set for a telephone conference call at 1:30 p.m., in response to an Application for Dispute Resolution (the “Application”) made by the Tenant for money owed or compensation for damage or loss under the *Residential Tenancy Act* (the “Act”), and for the return of the Tenant’s security deposit. The line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing was an agent for the Landlords who was also their daughter.

Analysis & Conclusion

The Residential Tenancy Branch Rules of Procedure state 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 the Tenant did not appear by 1:40 p.m., and the Landlords’ agent was ready to proceed, I dismiss the Tenant’s Application **without** leave to reapply.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: January 11, 2016

Residential Tenancy Branch

