



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding ASSOCIATED PROPERTY MANAGEMENT LTD.  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      MNDC, MNSD, FF

### 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”), for the return of the security deposit, and to recover the filing fee. The line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing was one of the Landlords.

### 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 Landlord was ready to proceed, I dismissed 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 *Residential Tenancy Act*.

Dated: March 07, 2016

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Residential Tenancy Branch