Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding UNIQUE ACCOMODATIONS
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD OLC FF

Introduction and Analysis

This telephone conference call hearing was convened as the result of the tenant's application for dispute resolution under the *Residential Tenancy Act* (the "*Act*") for the return of the security deposit or pet damage deposit, for an order directing the landlord to comply with the *Act,* regulation or tenancy agreement, and to recover the cost of the filing fee.

The hearing began promptly at 3:00 p.m. Pacific Time on Tuesday, April 12, 2016 as scheduled and the telephone system remained open and was monitored for 12 minutes. During this time, neither the applicant tenant nor the respondent landlord dialed into the telephone conference call hearing.

Conclusion

In the absence of the applicant tenant to present their claim, **I dismiss** the tenant's application, **with leave to reapply.** I make no findings on the merits of the application. Leave to reapply is not an extension of any applicable limitation period.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: April 13, 2016

Residential Tenancy Branch