



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNL, 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, to cancel a notice to end tenancy, and to recover the filing fee. The line remained open while the phone system was monitored for ten minutes. The only participant who called into the hearing was the Landlord. The Landlord explained that the tenancy had ended one and a half years ago and the Tenant had vacated the rental unit.

### 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: April 05, 2016

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Residential Tenancy Branch