



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND MNR MNSD FF

Introduction and Analysis

This telephone conference call hearing was convened as the result of the landlord's application for dispute resolution under the *Residential Tenancy Act* (the "Act") for a monetary order for damage to the unit, site or property, for unpaid rent or utilities, to retain all or part of the tenant's security deposit or pet damage deposit, and to recover the cost of the filing fee.

The hearing began promptly at 1:30 p.m. Pacific Time on Tuesday, April 12, 2016 as scheduled and the telephone system remained open and was monitored for 11 minutes. During this time, neither the applicant landlord nor the respondent tenant dialed into the telephone conference call hearing.

Conclusion

In the absence of the applicant landlord to present their claim, **I dismiss** the landlord'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

