



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding POWELL RIVER APARTMENTS
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD 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 all or part of the security deposit or pet damage deposit and to recover the cost of the filing fee.

The hearing began promptly at 3:00 p.m. Pacific Time on Thursday, August 11, 2016 as scheduled and the telephone system remained open and was monitored for 11 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 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: August 12, 2016

Residential Tenancy Branch