



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes            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 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 Wednesday, August 31, 2016, as scheduled and the telephone system remained open and was monitored for 12 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, and taking into account that the respondent tenant did not appear, **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: September 1, 2016

---

Residential Tenancy Branch