



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

OPR MNR MNSD

Introduction

This hearing dealt with the landlords' application pursuant to the *Residential Tenancy Act* ("the Act") for an Order of Possession for Unpaid Rent pursuant to section 55; a monetary order for unpaid rent pursuant to section 67; authorization to retain all or a portion of the tenant's security deposit pursuant to section 38.

The tenant did not attend this hearing, although I waited until 9:40 am in order to enable the tenant to connect with this teleconference hearing scheduled for 9:30 am. The landlords attended the hearing and were given a full opportunity to be heard, to present sworn testimony, and to make submissions. At the outset of the hearing, Landlord C indicated that the tenant had vacated the residence and she withdrew the landlords' request for an Order of Possession. The landlords' application for a monetary order and to retain the tenant's security deposit was dismissed with leave to reapply.

The landlords provided no documentary evidence in support of the application. Without further supporting evidence, I find that the landlords have provided insufficient evidence to prove their remaining claim on a balance of probabilities. Given the lack of detail with respect to the application, I dismiss the landlords' application. The landlords may reapply if they are able to supply evidence supporting the claims against the tenant.

Conclusion

I dismiss the landlords' application with 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: September 09, 2016

Residential Tenancy Branch