



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Locke Property Management  
and [tenant name suppressed to protect privacy]

## **DECISION**

### Dispute Codes:

MNSD, MNDC, FF

### Introduction:

This hearing was convened in response to an Application for Dispute Resolution filed by the Tenant in which the Tenant applied for a monetary Order for money owed or compensation for damage or loss, for the return of the security deposit, and to recover the fee for filing this Application for Dispute Resolution.

### Issue(s) to be Decided:

Is the Tenant entitled to the return of security deposit?  
Is the Tenant entitled to compensation because the rental unit was not used for the purpose stated on the Two Month Notice to End Tenancy for Landlord's Use of Property?

### Background and Evidence:

Section 61 of the *Residential Tenancy Act (Act)* states that upon accepting an application for dispute resolution, the director must set the matter down for a hearing and that the director must determine if the hearing is to be oral or in writing. In this case, the hearing was scheduled for a teleconference hearing.

Rule 10.1 of the Rules of Procedure stipulates 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.

This hearing was scheduled to commence at 1:00 p.m. on February 08, 2017. I dialed into the teleconference at 1:02 p.m. and monitored the teleconference until 1:13 p.m. Neither the Applicant nor the Respondent dialed into the teleconference during this time.

### Analysis

I find that the Application for Dispute Resolution has been abandoned.

Conclusion

I dismiss the Application with leave to reapply, as I have not made any findings of fact or law with respect to the application.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Act*.

Dated: February 09, 2017

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Residential Tenancy Branch