



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, MNR, MNSD, FF

Introduction

This teleconference hearing convened as a result of a Landlords' Application for Dispute Resolution wherein they sought monetary compensation from the Tenants for damage to the rental unit and unpaid rent, authority to retain the security deposit and recovery of the filing fee.

The hearing originally convened on May 16, 2017. Only the Landlord, N.B., called into the hearing on that date. She gave affirmed testimony and was provided the opportunity to make submissions to me at that time. N.B. was unable to serve the Tenants as they had failed to provide a forwarding address; consequently, I adjourned the hearing of the Landlords' Application and authorized the Landlords, pursuant to section 71 of the *Residential Tenancy Act*, to serve the Tenants by email.

The hearing reconvened on August 3, 2017 at 9:00 a.m.

The line remained open while the phone system was monitored for ten minutes and no participant called into the hearing during this time.

Analysis and Conclusion

As neither party called into the hearing by 9:10, I dismiss the Landlord's claim with leave to reapply. I note this does not extend any applicable time limits under the Act.

This decision is final and binding on the parties, except as 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 3, 2017

Residential Tenancy Branch