



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding FIRSTSERVICE RESIDENTIAL BC LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD MNR FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for a monetary order, retention of the security deposit of \$725.00 and to recover the filing fee.

The applicant landlord was provided with a copy of the Notice of a Dispute Resolution Hearing after filing their application dated April 24, 2017. The landlord, however, did not attend the hearing set for today at 1:30 p.m. Pursuant to the Rules of Procedure the phone line remained open for ten (10) minutes and was monitored throughout this time. The only parties to call into the hearing were the respondent tenants. The tenant testified the landlord still retains the security deposit in its entirety.

Analysis and Conclusion

Following the required waiting period, the application of the landlord was / has been **dismissed**, without leave to reapply. As the landlord's application included retaining the security deposit and their application has been dismissed, it is only appropriate that I return the security deposit to the tenant.

I grant the tenant a Monetary Order under Section 67 of the Act for the amount of **\$725.00**. If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

This Decision is final and binding.

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 18, 2017

Residential Tenancy Branch