



# Dispute Resolution Services

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## Residential Tenancy Branch Office of Housing and Construction Standards

A matter regarding PLAN A REAL ESTATE SERVICE LTD.  
And [tenant name suppressed to protect privacy]

### DECISION

Dispute Codes MNDC, MNSD, O

#### Introduction

Pursuant to section 58 of the Residential Tenancy Act (the "Act"), I was designated to hear an application regarding the above-noted tenancy. The landlord applied for:

- A monetary award for damage and loss pursuant to section 67;
- Authorization to retain the security deposit for this tenancy pursuant to section 38; and
- Other unspecified relief.

This matter was set for hearing by telephone conference call at 1:30 pm on January 24, 2018. The line remained open while the phone system was monitored for fifteen minutes and no participant called into the hearing during this time.

Rule 7.3 of the Rules of Procedure provides as follows:

**7.3 Consequences of not attending the hearing** – If a party or their agent fails to attend the hearing, the arbitrator may conduct the dispute resolution hearing in the absence of that party, or dismiss the application with or without leave to reapply.

Accordingly, as neither the applicant nor the respondent attended the hearing by 1:45pm and **in the absence of any evidence or submissions I order the application dismissed without leave to reapply**. I make no findings on the merits of the matter. The issuance of this decision does not extend any applicable deadlines under the Act.

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: January 25, 2018

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Residential Tenancy Branch