



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD OLC FF

Introduction and Analysis

This hearing dealt with an Application for Dispute Resolution (“application”) by the tenants under the *Residential Tenancy Act* (“Act”) for a monetary order in the amount of \$3,350.00 for the return of double the tenants’ security deposit and pet damage deposit, for an order directing the landlords to comply with the *Act*, regulation or tenancy agreement, and to recover the cost of the filing fee.

The tenants were provided with a copy of the Notice of a Dispute Resolution Hearing dated July 25, 2017. The tenants; however, did not attend the teleconference hearing set for this date, Tuesday, January 16, 2018 at 1:30 p.m. Pacific Time. The phone line remained open for 10 minutes and was monitored throughout this time. The only person to call into the hearing was landlord M.B. who indicated that he was ready to proceed. I have confirmed that file records support that the tenants did not make any attempt to cancel the hearing prior to the hearing.

Following the ten minute waiting period, the application of the tenants was **dismissed without leave to reapply** as the tenants failed to attend the hearing to present the merits of their application or at the very least cancel their scheduled hearing in advance of the hearing. The landlord M.B. did attend the hearing and was ready to proceed.

I do not grant the tenants the recovery of the cost of the filing fee as result of the above.

Conclusion

The tenants’ application is dismissed without leave to reapply.

This decision 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: January 16, 2018

Residential Tenancy Branch