Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes   MNSD

Introduction and Analysis

This hearing dealt with an Application for Dispute Resolution ("application") by the tenant under the *Residential Tenancy Act ("Act")* for a monetary order in the amount of $1,350.00 for the return of double the tenant's security deposit of $675.00.

The tenant were provided with a copy of the Notice of a Dispute Resolution Hearing ("Notice of Hearing") dated February 21, 2018. The tenant; however, did not attend the teleconference hearing set for this date, Thursday, September 13, 2018 at 1:30 p.m. Pacific Time. The phone line remained open for 11 minutes and was monitored throughout this time. The only person to call into the hearing was landlord XN ("landlord") who indicated that he was ready to proceed. I have confirmed that file records support that the tenant did not make any attempt to cancel the hearing prior to the hearing. I also confirmed that the access codes on the Notice of Hearing were correct and that the landlord and the undersigned arbitrator.

Following the ten minute waiting period, the application of the tenant was **dismissed without leave to reapply** as the tenant 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 did attend the hearing and was ready to proceed.

Conclusion

The tenant's application is dismissed without leave to reapply.

This decision does not extend any applicable time limits under the *Act.*

The decision will be emailed to both parties. The tenant's email address was included in their application and the landlord provided their email address during the hearing.

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: September 13, 2018

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Residential Tenancy Branch