



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Realstar Property Management  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OLC

### Introduction

This hearing was scheduled for today's date, via teleconference call, to deal with a tenant's application for orders for the landlord to comply with the Act, regulations or tenancy agreement. The tenant also submitted an Amendment dated December 24, 2018 and received by the Residential Tenancy Branch on December 28, 2018 whereby the tenant requested return of her deposits and monetary compensation against the landlord.

The landlord's agents appeared at the hearing; however, the tenant did not appear despite leaving the teleconference call open for at least 10 minutes to allow the tenant the opportunity to appear for her hearing.

The landlord's agents confirmed that they were served with the tenant's original Application for Dispute Resolution and notice of hearing; however, they did not receive the tenant's Amendment. The landlord's agents also stated the tenant vacated the rental unit on December 7, 2018. The landlord has made a claim against the tenant's deposits and a hearing is set for April 8, 2019 to deal with the landlord's claims and disposition of the deposits (file number provided by landlord's agent and recorded on the cover page of this decision).

Since the tenant failed to appear for this hearing and the tenancy has already ended, I dismissed her request for orders for compliance against the landlord without leave to reapply.

As for the tenant's request for Amendment to deal with her request for return of the deposit and other damages or loss, since the tenant did not serve the landlord with her Amendment I did not permit the application to be amended and the tenant is at liberty to

file another Application for Dispute Resolution to pursue a monetary claim against the landlord.

On another procedural note, I noted that the tenant did not identify a unit number or city in identifying the rental unit on her Application for Dispute Resolution. The landlord's agent provided me with the unit number and the city for the rental unit and I have amended the style of cause accordingly.

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 17, 2019

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Residential Tenancy Branch