



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

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

## DECISION

Dispute Codes      MNDCL-S, MNDL-S, FFL

### Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution ("Application") under the *Residential Tenancy Act* ("Act") for a monetary claim of \$970.89 for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement – holding the security deposit for the claim, and to recover the cost of their filing fee.

The Landlord was provided with a Notice of Dispute Resolution Hearing on June 13, 2019; however, the Landlord did not attend the teleconference hearing scheduled for Tuesday, September 17, 2019 at 1:30 p.m. (Pacific Time). The phone line remained open for 13 minutes and was monitored throughout this time. The only person to call into the hearing was the respondent tenant, P.E. ("Tenant"), who indicated that she was ready to proceed.

Rule 7.1 of the Residential Tenancy Branch Rules of Procedure (the "Rules") states that the dispute resolution hearing will commence at the scheduled time unless otherwise set by the arbitrator. The Respondent Tenant and I attended the hearing on time and were ready to proceed, and there was no evidence before me that the Parties had agreed to reschedule or adjourn the matter; accordingly, I commenced the hearing at 1:30 p.m. on September 17, 2019, as scheduled.

Rule 7.3 of the Rules of Procedure states that 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. The teleconference line remained open for 13 minutes, however, neither the Applicant nor an Agent acting on their behalf attended to provide any evidence or testimony for my consideration. As a result, and pursuant to rule 7.3 of the Rules of Procedure, I **dismiss the Landlord's Application without leave to reapply.**

Conclusion

The Landlord's Application is dismissed without leave to reapply, as the Landlord or an Agent for the Landlord did not attend the hearing to present the merits of the Application. The Respondent Tenant did attend the hearing.

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

This decision will be emailed to the address provided by the Tenant during the hearing and to the email address provided by the Landlord in the Application.

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 17, 2019

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Residential Tenancy Branch