



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Watt Brothers Investment Ltd  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNDC MNSD FF

### Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution. The first participatory hearing was held, by teleconference, on November 28, 2019. The second hearing was held on January 20, 2020. The Landlord applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- a monetary order for damage to the unit, for damage or loss under the Act; and,
- authorization to retain all or a portion of the Tenant's security deposit in partial satisfaction of the monetary order requested pursuant to section 38.

The Landlords (agents of) attended the first hearing. The Tenant's agent attended the first hearing. As the Tenant's counsel and power of attorney was ill, both parties consented to an adjournment of the November 28, 2019, hearing. None of the issues on the application were discussed at the first hearing.

The hearing was rescheduled to January 20, 2020, at 9:30 am. Neither party attended the rescheduled hearing. The line remained open while the phone system was monitored for ten minutes and no participant called into the hearing during this time. Therefore, as the Applicants did not attend the hearing by 9:40 am, I dismiss the claim with leave to reapply. This is not an extension of any statutory deadline.

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 20, 2020

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Residential Tenancy Branch