



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDCL-S, MNRL-S, FFL

### Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlords filed under the *Residential Tenancy Act* (the “*Act*”), for a monetary order to recover unpaid rent, for compensation under the *Act*, for compensation for damages for the Landlord, for permission to retain the security deposit, and to recover the cost of the filing fee for this application. The matter was set for a conference call.

The Tenants attended the conference call hearing; however, the Landlords did not. As the Landlords are the applicants in this hearing, I find that the Landlords had been duly notified of the Notice of Hearing in accordance with the *Act*.

The Tenants were affirmed to be truthful in their testimony and were provided with the opportunity to present their evidence orally and in written and documentary form, and to make submissions at the hearing.

I have reviewed all oral and written evidence before me that met the requirements of the Rules of Procedure. However, only the evidence relevant to the issues and findings in this matter are described in this Decision

### Issues to be Decided

- Are the Landlords entitled to a monetary order for unpaid rent?
- Are the Landlords entitled to monetary compensation for damages under the *Act*?
- Are the Landlords entitled to retain the security deposit?
- Are the Landlords entitled to the return for their filing fee for this application?

### Background and Evidence

This hearing was scheduled for a teleconference hearing on this date.

Rule 7.1 of the Rules of Procedure stipulates that the hearing must commence at the scheduled time unless otherwise decided by the Arbitrator. Rule 7.3 of the Rules of Procedure stipulates that an Arbitrator may conduct the hearing in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

This hearing was scheduled to commence at 1:30 p.m. on March 27, 2020. I called into the teleconference at 1:30 p.m., the line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time were the Tenants. Therefore, as the Landlords did not attend the hearing by 1:40 p.m. and the Tenants appeared and were ready to proceed, I dismiss the Landlords' application without leave to reapply.

### Analysis

I find that the Application for Dispute Resolution has been abandoned.

### Conclusion

I dismiss the Landlords' Application for Dispute Resolution without leave to reapply.

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: March 27, 2020

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Residential Tenancy Branch