



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNRL-S, MNDL-S, FFL
RPP, MNRT, MNDCT

Introduction

This hearing dealt with cross Applications for Dispute Resolution filed by the parties under the *Residential Tenancy Act* (the “Act”). The matter was set for a conference call.

The Landlord’s Application for Dispute Resolution was made on November 29, 2019. The Landlord applied for a monetary order to recover the money for the unpaid rent, compensation for damage caused by the tenant, their pets or guests to the unit, site or property, for permission to retain the security deposit and to recover their filing fee

The Tenant’s Application for Dispute Resolution was made on January 4, 2020. The Tenant applied for the return their personal property, for the recovery of cost for emergency repairs that they made during the tenancy, and for compensation for monetary loss or other money owed.

Issues to be Decided

- Is the Landlord entitled to a monetary order for the unpaid rent?
- Is the Landlord entitled to compensation for damage caused by the tenant?
- Is the Landlord entitled to retain the security deposit?
- Is the Landlord entitled to recover their filing fee?
- Is the Tenant entitled to an order for the return their personal property?
- Is the Tenant entitled to the recovery of cost for emergency repairs?
- Is the Tenant entitled to compensation for monetary loss or other money owed?

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. The 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 April 27, 2020. I called into the teleconference at 1:30 p.m. and monitored the teleconference until 1:41 p.m. Neither Applicant called into the teleconference during this time. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed from the teleconference system that I was the only person who had called into this teleconference.

Analysis

I find that the Applications for Dispute Resolution have been abandoned.

Conclusion

I dismiss both the Tenant's and the Landlord's Application for Dispute Resolution with leave to reapply; however, this does not extend any applicable time limits under the legislation. I have not made any findings of fact or law with respect to either Application.

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: April 28, 2020

Residential Tenancy Branch