



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

**Dispute Codes**      **RPP, MNDCT, MNSD, FFT**

### **Introduction**

This hearing dealt with an Application for Dispute Resolution by the tenant to have the landlord return personal property, for a monetary order for money owed or loss, for the return of the security deposit and to recover the filing fee from the landlord.

This matter was set for hearing by telephone conference call at 9:30 A.M on May 25, 2020. The line remained open while the phone system was monitored for ten minutes and neither party called into the hearing by 9:40 A.M

In most circumstances when neither party attend the hearing, the Applicant's claim is dismissed with leave to reapply. However, in the case the Applicant acknowledged in their application that the tenancy ended on April 1, 2018, I find any future application would be barred from being heard as it would not be filed within the 2-year statutory time limit as set out in section 60 (2) of the Act. Therefore, I dismiss the tenant's application without leave to reapply.

### **Conclusion**

The tenant's application is dismissed 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: May 26, 2020

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Residential Tenancy Branch