



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD

Introduction

The tenant filed an Application for Dispute Resolution on January 30, 2020 seeking an order that the landlord return all of their security and/or pet damage deposits. The matter proceeded by way of a hearing pursuant to section 74(2) of the *Residential Tenancy Act* (the “Act”) on June 22, 2020.

The tenant did not attend the hearing. I left the teleconference hearing open until 1:44 p.m. to enable the tenant to call in to this teleconference hearing scheduled for 1:30 p.m. I confirmed that the correct call-in numbers and participant code was provided in the Notice of Hearing. I also confirmed throughout the duration of the call that the tenant was not in attendance.

Rule 7.3 of the Rules of Procedure provides that if a party or their agent fails to attend the hearing, the arbitrator may conduct the hearing in the absence of that party or dismiss the application without leave to re-apply.

Issue(s) to be Decided

Is the tenant entitled to an Order granting a refund of double the amount of the security deposit and pet damage deposit pursuant to section 38 of the *Act*?

Conclusion

As the applicant did not attend to present their Application, I dismiss the tenant’s application for the return of the security deposit, 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 *Act*.

Dated: June 23, 2020

Residential Tenancy Branch