



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding RAAMCO INTERNATIONAL PROPERTIES CANADA
LTD and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDL-S, FFL

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for a monetary order, for an order to retain the security deposit in partial satisfaction of the claim and to recover the cost of the filing fee.

This matter was set for hearing by telephone conference call at 1:30 P.M on this date. 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 was the tenant. Therefore, as the landlord did not attend the hearing by 1:40 P.M, and the tenant appeared and was ready to proceed, I dismiss the landlord's claim without leave to reapply.

As I have dismissed the landlord's application, I find the landlord no longer has the authority to retain the tenant's security deposit of \$575.00 or the pet damage deposit of \$575.00. I Order the landlord to return the above deposits to the tenant forthwith.

Should the landlord fail to comply with my above Order, I grant the tenant a monetary order for the return of the deposit in the amount of \$1,150.00. This order may be enforced in the Provincial Court (Small Claims) and enforce as an order of that Court. The **landlord is cautioned** that costs of such enforcement are recoverable from the landlord.

Conclusion

The landlord failed to attend the hearing. The landlord's application is dismissed without leave to reapply. The tenant is granted a monetary order for the return of their security deposit and pet damage deposit.

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: July 28, 2020

Residential Tenancy Branch