



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNDL-S, FFL

### Introduction

This hearing was convened as a result of the Landlords' Application for Dispute Resolution ("Application") under the *Residential Tenancy Act* ("Act"), for a monetary order for damages in the amount of \$1,002.00, retaining the security deposit to apply to the claim; and to recover the \$100.00 cost of their Application filing fee.

The Landlords were provided with a copy of the Notice of a Dispute Resolution Hearing on March 24, 2020; however, the Landlords did not attend the teleconference hearing scheduled for July 21, 2020 at 1:30 p.m. (Pacific Time). The phone line remained open for over 15 minutes and was monitored throughout this time. The only person to call into the hearing was the Respondent Tenant, who indicated that she was ready to proceed.

Rule 7.1 of the Residential Tenancy Branch Rules of Procedure ("Rules") states that the dispute resolution hearing will commence at the scheduled time, unless otherwise set by the Arbitrator. The Respondent Tenant and I attended the hearing on time and were ready to proceed, and there was no evidence before me that the Parties had agreed to reschedule or adjourn the matter; accordingly, I commenced the hearing at 1:30 p.m. on July 21, 2020, as scheduled.

Rule 7.3 states that if a party or their agent fails to attend the hearing, the Arbitrator may conduct the dispute resolution hearing in the absence of that party or dismiss the application, with or without leave to reapply. The teleconference line remained open for over 15 minutes; however, neither the Applicants nor an agent acting on their behalf attended to provide any evidence or testimony for my consideration. As a result, and pursuant to Rule 7.3, I **dismiss the Landlords' Application without leave to reapply.**

### Conclusion

The Landlords' Application is dismissed without leave to reapply, as the Landlords or an Agent for the Landlords did not attend the hearing to present the merits of the Application. The Respondent Tenant did attend the hearing.

This Decision does not extend any applicable time limits under the Act.

This Decision will be emailed to the Parties' addresses provided by the Landlords in their Application, and confirmed by the Tenant in the hearing.

This Decision is final and binding on the Parties, except as otherwise provided under the Act, and 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 21, 2020

---

Residential Tenancy Branch