



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNRT, MNDCT

Introduction

Pursuant to section 58 of the *Residential Tenancy Act* (the *Act*), I was designated to hear an application regarding the above-noted tenancy. The tenant applied for:

- an order for the landlord to return the security deposit, pursuant to section 38 of the *Act*;
- a monetary order for compensation for damage or loss under the *Act*, *Residential Tenancy Regulation* (*Regulation*) or tenancy agreement, pursuant to section 67 of the *Act*; and
- a monetary order for the cost of emergency repairs, pursuant to sections 33 and 67 of the *Act*.

The respondent (landlord) and her advocate YJ called into this teleconference at the date and time set for the hearing of this matter. Although I waited until 1:43 A.M. to enable the applicant (tenant) to connect with this teleconference hearing scheduled for 1:30 P.M., the applicant did not attend. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. During the hearing, I also confirmed from the online teleconference system that the respondent and I were the only persons who had called into this teleconference.

Rules 7.1 and 7.3 of the Rules of Procedure provide as follows:

Rule 7 – During the hearing

7.1 Commencement of the dispute resolution hearing

The dispute resolution hearing will commence at the scheduled time unless otherwise set by the arbitrator.

7.3 Consequences of not attending the hearing

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 re-apply.

Conclusion

Accordingly, in the absence of any attendance at this hearing by the applicant I order the application 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: August 25, 2020

Residential Tenancy Branch