



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDL-S, FFL

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. A Monetary Order for damage to the unit - Section 67;
2. An Order to retain the security deposit - Section 38; and
3. An Order to recover the filing fee for this application - Section 72.

The hearing was scheduled for a conference call at 1:30 p.m. on this date. The only participants who called into the hearing at 1:30 p.m. were the Tenants who were ready to proceed. The hearing lasted until 1:45 p.m. During this time the phone system was continuously monitored for the Landlord’s appearance however the Landlord did not appear. As the Landlord failed to attend to pursue its application, I dismiss its application without leave to reapply. The Tenants indicated that they wished to have double the combined security and pet deposit returned to them. As the Tenants may have an entitlement to this claim and out of an abundance of caution, I decline to order the return of the single amount of the combined security and pet deposit. The Tenants are at liberty to make an application seeking return of double the combined security and pet 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 Act.

Dated: September 14, 2020

Residential Tenancy Branch