



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding URBAN PACIFIC PROPERTY MANAGEMENT  
LTD and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNDCL-S, FFL

### Introduction

This hearing dealt with the adjourned Application for Dispute Resolution by the Landlord filed under the *Residential Tenancy Act* (the “*Act*”) for a monetary order for damages or compensation under the *Act*, for permission to retain the security deposit, and for the return of their filing fee. The matter was set for a conference call.

The Tenant attended this second conference call hearing; however, the Landlord did not. As the Landlord is the applicant to these proceedings and had been served the Notice of Hearing document for these adjourned proceedings by the Residential Tenancy Branch, I find that the Landlord had been duly notified of the Notice of Hearing in accordance with the *Act*.

I have reviewed all oral and written evidence before me that met the requirements of the Rules of Procedure. However, only the evidence relevant to the issues and findings in this matter are described in this Decision.

### Issues to be Decided

- Is the Landlord entitled to a monetary order for damages or losses due to the tenancy?
- Is the Landlord entitled to the return for their filing fee for this application?

### Background and Evidence

This hearing was scheduled for a teleconference hearing on this date.

Rule 7.1 of the Rules of Procedure stipulates that the hearing must commence at the scheduled time unless otherwise decided by the Arbitrator. Rule 7.3 of the Rules of Procedure stipulates that an Arbitrator may conduct the hearing in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

I called into the hearing, and the line remained open while the phone system was monitored for ten minutes; the only participant who called into the hearing during this time was the Tenant. Therefore, as the Landlord is the applicant to these proceedings, and they did not attend the hearing by 1:40 p.m., and the Tenant appeared and was ready to proceed, I dismiss the Landlord's application without leave to reapply.

### Analysis

I find that the Application for Dispute Resolution has been abandoned.

### Conclusion

I dismiss the Landlord's Application for Dispute Resolution 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: October 15, 2020

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Residential Tenancy Branch