



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Callahan Developements Ltd
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ET, FFL

Introduction

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

- An Early end of Tenancy pursuant to section 44 of the Act; and
- A return of the filing fee pursuant to section 72 of the Act.

Only the landlord’s agent E.A. and the building manager S.S. attended the hearing by way of teleconference.

Rule 7.3 of the Rules of Procedure provides as follows:

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

This hearing was scheduled to commence at 9:30AM. I held the line until 9:40AM to allow the respondent tenant an opportunity to attend the proceeding.

Following opening remarks, the landlord explained that the tenant had vacated the property on December 12, 2020. The landlord confirmed that they continue to hold the tenant’s security deposit of \$625.00.

Conclusion

Pursuant to section 44(b), I find this tenancy ended on December 12, 2020 when the tenant abandoned the rental unit.

In lieu of a monetary award for a return of the filing fee, I order the landlord to retain \$100.00 from the tenant's security deposit. The balance of the security deposit must be administered in accordance with the *Act*.

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: December 14, 2020

Residential Tenancy Branch