



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF

Introduction

This matter proceeded by way of an ex-parte Direct Request Proceeding, pursuant to section 38.1 of the Residential Tenancy Act (the Act) and dealt with an Application for Dispute Resolution by the tenant for a Monetary Order seeking the return of his security deposit and pet damage deposit.

On October 16, 2020, the adjudicator determined that this matter should be adjourned to a participatory hearing, which was scheduled for February 1, 2021, as the tenant did not provide sufficient document for the ex-parte process. The interim decision should be read in conjunction with this decision.

On February 1, 2021, this matter was set for hearing by telephone conference call at 1:30 P.M. The line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time was the landlord. Therefore, as the tenant did not attend the hearing by 1:40 P.M, and the landlord appeared and was ready to proceed, I dismiss the tenant's application 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: February 02, 2021

Residential Tenancy Branch