



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNDL-S, FFL

### Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* ("Act") for:

- a monetary order for money owed or compensation for damage or loss under the Act, *Residential Tenancy Regulation* ("Regulation") or tenancy agreement, pursuant to section 67;
- authorization to retain the tenant's security deposit in partial satisfaction of the monetary order requested, pursuant to section 38; and
- an order authorizing the landlord the recovery of the filing fee for this application from the tenant pursuant to section 72.

This matter was scheduled for a conference call at 1:30 p.m. on this date. The tenant participated in the teleconference, the landlord did not. The tenant advised that although the landlord noted on their application, that they were seeking to retain the security deposit; she used the deposit towards paying the last months rent and that there is no security deposit to discuss. The tenant testified that she just wants to be left alone after this hearing. The landlord is the applicant in this matter and chose not to call in and participate. I kept the phone line open and monitored until 1:40 p.m., accordingly I dismiss the landlord's application in its entirety 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: November 02, 2021

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Residential Tenancy Branch