



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### Dispute Codes:

MNDL-S, MNRL-S, FFL

### Introduction

This hearing was convened in response to the Landlord's Application for Dispute Resolution, in which the Landlord applied for a monetary Order for unpaid rent, for a monetary Order for damage to the rental unit, to keep all or part of the security deposit, and to recover the fee for filing this Application for Dispute Resolution.

### Issue(s) to be Decided

Is the Landlord entitled to compensation for damage to the rental unit, to compensation for unpaid rent, and to keep all or part of the security deposit?

### Background and Evidence

The teleconference hearing was scheduled to begin at 1:30 p.m. on this date. The Tenant had joined the teleconference by the scheduled start time. By the time the teleconference was terminated at 1:40 p.m., the Landlord had not appeared.

The Tenant stated that:

- The Landlord did not serve her with the Dispute Resolution Package for these proceedings;
- On November 22, 2021 she received an email from the Residential Tenancy Branch advising her of these proceedings;
- She contacted the Residential Tenancy Branch and obtained the information needed to join this teleconference; and
- She did not pay a security deposit.

Analysis

I find that the Landlord failed to diligently pursue the application and I therefore dismiss the application without leave to reapply.

Conclusion

The Application for Dispute Resolution is dismissed, 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: December 06, 2021

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Residential Tenancy Branch