



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDL-S, FFL
 MNSD, FFT

Introduction

This hearing was convened by way of conference call concerning applications made by the landlord as against 1 tenant, and by 2 tenants as against the landlord. The landlord has applied for a monetary order for damage to the rental unit or property; an order permitting the landlord to keep all or part of the pet damage deposit or security deposit; and to recover the filing fee from the tenant for the cost of the application. The tenants have applied for a monetary order for return of all or part of the pet damage deposit or security deposit and to recover the filing fee from the landlord.

The landlord and both tenants attended the hearing.

The landlord has provided an incomplete Monetary Order Worksheet, and the tenants have provided a blank Monetary Order Worksheet. Further, during the course of the hearing, I determined that neither party was prepared to prove the monetary amounts of their respective claims. In considering the submissions of the parties, and in order to ensure both parties have fair and equal opportunity to be heard and prove the amounts of the claims, I dismissed both applications with leave to reapply.

I have made no findings of fact or law with respect the merits of either application.

Since neither party has been successful with the applications before me, I decline to order that either party recover the filing fees from the other party.

Conclusion

For the reasons set out above, the landlord's application is hereby dismissed with leave to reapply.

The tenants' application is hereby dismissed with 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: May 06, 2022

Residential Tenancy Branch