



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSDB-DR, FFT

Introduction

The Tenant filed an Application for Dispute Resolution via the direct request method on September 22, 2021, seeking to recover their security deposit and pet damage deposit. The matter proceeded by way of a participatory hearing pursuant to s. 74(2) of the *Residential Tenancy Act* (the “Act”) on June 7, 2022. The hearing was convened because of gaps in the information the Tenant initially provided to the branch on their request.

The Landlord attended the hearing and explained that the Tenant had previously settled with a collections coordinator from the property management company. This was the result of the Landlord’s findings on the condition of the rental unit at the end of the tenancy.

The Tenant did not attend the hearing, although I left the teleconference open until 1:42pm to enable them to call in to this teleconference hearing scheduled for 1:30pm.

I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed throughout the duration of the call that the Tenant was not in attendance.

Rule 7.3 of the *Residential Tenancy Branch Rules of Procedure* provides that if a party or their agent fails to attend the hearing, the arbitrator may conduct the hearing in the absence of that party or dismiss the application without leave to reapply.

Conclusion

In the absence of the Applicant Tenant, I dismiss this Application for Dispute Resolution in its entirety and without leave to reapply.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under s. 9.1(1) of the *Act*.

Dated: June 7, 2022

Residential Tenancy Branch