



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDCL-S, MNRL-S, FFL

### Introduction

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

- a monetary order for unpaid rent and 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
- authorization to recover the filing fee for its application from the tenant, pursuant to section 72.

This matter was scheduled for 1:30 p.m. as a result of the landlord filing an application. The tenant participated in the teleconference, the landlord did not. At the outset of the hearing MA advised that he never rented from the landlord and that it was his ex girlfriend making things difficult for him. MA advised that there was never any rent paid or any security deposit paid.

Rule 7 of the Rules of Procedure provides as follows:

#### **Rule 7.1 Commencement of the hearing**

The hearing must commence at the scheduled time unless otherwise decided by the arbitrator.

#### **Rule 7.3 Consequences of not attending the hearing**

The arbitrator may conduct the hearing in the absence of a party or dismiss the application, with or without leave to re-apply.

Conclusion

The landlord is the applicant in this matter and chose not to participate, accordingly; I dismiss the landlords' 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: October 27, 2022

---

Residential Tenancy Branch