



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDCT, RPP, FFT

Introduction

The tenants applied to the Residential Tenancy Branch [the 'RTB'] for Dispute Resolution. The tenants ask me for the following orders against the landlords.

1. Compensation for monetary loss in the amount of \$13,907.84.
2. Requirement that the landlords return to the tenants their personal property.
3. Reimbursement for the \$100.00 filing fee for this application.

The landlords participated at this hearing, which commenced at 1330 hours on 26 January 2023. But the tenants did not.

Preliminary Matter - Non-appearance at the Hearing

The tenants did not attend this hearing, although I left the teleconference hearing connection open throughout the hearing which commenced at 1330 hours and ended at about 1340 hours. I confirmed:

1. that the RTB had provided the correct call-in numbers and participant codes in the Notice of Hearing sent to the tenants on 20 April 2023; and
2. by reviewing the teleconference system, that the landlords and I were the only ones who had called into this teleconference.

Rule 7.3 of the RTB Rules of Procedure reads:

7.3 Consequences of not attending the hearing

If a party or their agent fails to attend the hearing, the arbitrator may conduct the dispute resolution hearing in the absence of that party, or dismiss the application, with or without leave to re-apply.

The tenants failed to attend this hearing of their application. Without any evidence or submissions from the tenants in support of their application, I decided to dismiss their application without leave to re-apply.

I make this decision on authority delegated to me by the Director of the RTB *per* section 9.1(1) of the *Residential Tenancy Act*.

Dated: 27 July 2023

Residential Tenancy Branch