DECISION

Dispute Codes:

MNR; MNDC; MNSD; FF

Introduction

This Hearing was scheduled to hear the Landlord's application for a Monetary Order for unpaid rent and compensation for damage or loss under the Act, regulation or tenancy agreement; to apply the security deposit in partial satisfaction of its monetary award; and to recover the cost of the filing fee from the Tenants.

This application was scheduled to be heard via teleconference on December 22, 2011, at 1:30 p.m. The Tenant KJ signed into the conference on time and was ready to proceed, however by 1:40 p.m., the Landlord had not yet signed into the teleconference. Therefore, the Landlord's application was dismissed without leave to reapply.

I note that the Landlord had applied against the security deposit in the amount of $380.00 that was paid at the beginning of the tenancy.   The Landlord's application has been dismissed in its entirety and therefore I order that the Landlord return the security deposit to the Tenant forthwith. I hereby provide the Tenant with a Monetary Order against the Landlord in the amount of $380.00.

Conclusion

The Landlord's application is dismissed **without leave to re-apply**.

I hereby provide the Tenant with a Monetary Order in the amount of **$380.00** for service upon the Landlord. This Order may be filed in the Provincial Court of British Columbia (Small Claims Court) and enforced as an Order of that Court.

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 22, 2011.

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Residential Tenancy Branch