

DECISION

Dispute Codes MNDC MNSD ERP RR

Introduction and Analysis

This telephone conference call hearing was convened as the result of the tenant's application for dispute resolution under the *Residential Tenancy Act* (the "Act") for a monetary order for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, for the return of all or part of the security deposit, for an order directing the landlord to make emergency repairs for health or safety reasons, and authorization to allow a tenant to reduce rent for repairs, services or facilities agreed upon but not provided.

The hearing began at 9:30 a.m. as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant tenant nor the respondent landlord dialed into the telephone conference call hearing.

Conclusion

In the absence of the tenant to present their claim, **I dismiss** the tenant's application, **with leave to reapply**.

I make no findings on the merits of the application. Leave to reapply is not an extension of any applicable limitation period.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: January 31, 2013