



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF
 MNSD, FF

Introduction

This hearing was scheduled to convene at 1:00 p.m. this date by way of conference call concerning applications made by the landlords and by the tenants. The landlords have applied for an order permitting the landlords to keep all or part of the pet damage deposit or security deposit and to recover the filing fee from the tenants. The tenants have applied for a monetary order for return of all or part of the pet damage deposit or security deposit and to recover the filling fee from the landlords.

One of the named landlords attended the hearing, gave affirmed testimony, and also represented the other landlord. However, the line remained open while the phone system was monitored for 10 minutes prior to hearing any testimony and no one for the tenants joined the call. Therefore, I dismiss the tenants' application.

The landlord testified that the tenants have not provided the landlord with a forwarding address, and therefore the tenants have not been served with the Landlord Application for Dispute Resolution.

Since the tenants have not been served, I decline to make any orders with respect to the landlords' claim, and I dismiss it with leave to reapply.

Conclusion

For the reasons set out above, the landlord's application is hereby dismissed with leave to reapply.

The tenants' application is hereby dismissed 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: November 01, 2017

Residential Tenancy Branch