



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

Decision

Dispute Codes: MND, MNR, MNSD, FF

Introduction

This hearing concerned the landlord's application for a monetary order for unpaid rent, compensation for repairs to damage, an order to retain the security deposit in partial satisfaction of the claim, and recovery of the filing fee for this application. While the landlord appeared for the hearing, neither tenant was present.

Issue to be Decided

- Whether the landlord is entitled to a monetary order under the *Act*

Background and Analysis

As a result of an incomplete mailing address for the tenants, the landlord stated that the application for dispute resolution and notice of hearing had not been served on them. The landlord believes that she now has their full mailing address and will undertake once again to serve the application for dispute resolution and notice of hearing.

Further, the landlord stated that circumstances left her unable to submit evidence in support of her claim to the Residential Tenancy Branch in a timely manner. Specifically, the landlord's documentary evidence was unavailable at the time of this hearing.

Conclusion

In view of all of the above, I hereby dismiss the landlord's application with leave to reapply.

DATE: January 6, 2009
