



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      MNR, MND, FF

### Introduction

This hearing dealt with the Landlord's Application for Dispute Resolution, seeking monetary orders for unpaid rent and damage to the rental unit.

The Landlord and two witnesses appeared and were affirmed.

One of the Landlord's witnesses had attempted to personally serve the Tenant, but she was unsuccessful. The Landlord sent the Tenant registered mail, however, she used the rental unit address knowing the Tenant had vacated the day before. No forwarding address was provided by the Tenant.

The principles of natural justice require that the Tenant/Respondent be informed of the nature of the claim and the monetary amount sought against him. This is one of the many purposes of the Application for Dispute Resolution and the Notice of Hearing. Without being served, the Tenant/Respondent would easily have any Decision or Order made against him overturned upon Review.

Therefore, I find the Tenant has not been served with the Notice of Hearing and Application for Dispute Resolution. I dismiss the Landlord's Application with 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: June 16, 2010.

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Dispute Resolution Officer