



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MNSD, MNDC, FF

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking a monetary order.

The hearing was conducted via teleconference and was attended by the landlord and his agent. The tenant did not attend.

The landlord's agent testified that the tenant abandoned the rental unit and left no forwarding address but that the landlord obtained an address for the tenant online. The landlord did not make any attempts to confirm the address before trying to serve the tenant with notice of this hearing at this online address.

The agent testified that the hearing documents were returned as the tenant had moved from that address. As a result, I find the tenant has not been served with notice of this hearing as is required by Section 89 of the *Residential Tenancy Act (Act)*.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to a monetary order for unpaid rent; lost revenue; for all or part of the security deposit and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 26, 44, 45, 67, and 72 of the *Act*.

Conclusion

As I have found the landlord has failed to serve the tenant with notice of this dispute in accordance with the Act, I dismiss this application in its entirety 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 27, 2011.

Residential Tenancy Branch