



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

**Dispute Codes:** *MNR, MNSD, FF*

### **Introduction**

This hearing dealt with an application by the Landlord pursuant to the *Residential Tenancy Act* for a monetary order for unpaid rent, cost of repairs and the filing fee. The landlord also applied to retain the security deposit.

The landlord stated that she applied for dispute resolution on June 17, 2011 and sent the hearing package to the tenant at the dispute address, by courier service on June 25, 2011. However, the tenant moved out on June 24, 2011 without providing the landlord with a forwarding address. The courier company was unable to contact the tenant and serve the package to him.

Based on the testimony of the landlord, I find that the tenant was not properly served pursuant to section 88 of the *Residential Tenancy Act*. I therefore dismiss this application with leave to reapply.

### **Conclusion**

The landlord's application is dismissed 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: July 12, 2011.

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Residential Tenancy Branch