



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, 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 only.

The landlord testified that he served the tenant with his Application and notice of this hearing via registered mail to the tenant's place of employment. Section 89 of the *Residential Tenancy Act (Act)* requires the landlord, when applying for Dispute Resolution, to serve the tenant either in person or by registered mail at an address where the tenant lives or that the tenant has provided the landlord as a forwarding address.

I find, based on the landlord's testimony, the landlord has failed to serve the tenant in accordance with the *Act* for the purposes of this hearing.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to a monetary order for unpaid rent and utilities; for compensation for loss; and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 67, and 72 of the *Act*.

Conclusion

For the reason noted above, I dismiss the landlord's 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: August 03, 2011.

Residential Tenancy Branch