



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MND MNSD FF

### Introduction

This hearing dealt with an application by the landlord for monetary compensation and an order to retain the security deposit in partial compensation of the monetary claim.

At the outset of the hearing, the landlord stated that he had served the tenants with notice of the hearing by registered mail at an address the landlord obtained by doing a title search. The tenants had refused to provide their forwarding address, but the landlord was aware that the tenants had purchased a property and did a title search to obtain their new address. The landlord submitted a one-page printout of an online title search, which shows the name of one of the two tenants but does not show the address obtained or any other proof of property ownership. I found that this was not sufficient evidence to establish the tenants' mailing address. The landlord therefore failed to provide sufficient evidence to establish that the tenants were served with notice of the hearing.

### 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: January 13, 2012.

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Residential Tenancy Branch