



# 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 was scheduled in response to the landlord's Application for Dispute Resolution, in which the landlord has requested compensation for unpaid rent, to retain all or part of the security deposit and to recover the filing fee from the tenant for the cost of this Application for Dispute Resolution.

The agent for the landlord provided affirmed testimony that the tenant vacated the rental unit on January 15, 2012, as the result of a 10 Day Notice ending Tenancy for unpaid Rent served to the tenant. The Notice had an effective date of January 12, 2012.

The landlord served the tenant copies of the Application for Dispute Resolution and Notice of Hearing via registered mail sent on January 13, 2012; the Notice is deemed served on January 18, 2012; 3 days after the tenant had vacated the unit. Therefore, I was unable to accept service of Notice of this hearing, to the tenant.

I have dismissed the application with leave to reapply.

The tenant has not provided the landlord with a written forwarding address.

The landlord has applied claiming against the deposit; however, if the tenant fails to provide a forwarding address by January 14, 2013, section 39 of the Act will apply.

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: February 01, 2012.

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Residential Tenancy Branch