



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

### Dispute Codes:

MNSD; MNDC

### Introduction

This is the Tenant's application for a monetary order for double the security deposit paid to the Landlord.

The Tenant gave affirmed testimony at the Hearing.

### Preliminary Matter

The Tenant testified that he served the Landlord with the Notice of Hearing documents by registered mail sent February 27, 2012. The Tenant did not provide a copy of the registered mail receipt in evidence.

The Tenant testified that he sent the registered mail to the address for the Landlord provided on the tenancy agreement. The Tenant did not provide a copy of the tenancy agreement in evidence.

The Hearing was scheduled for 3:00 p.m., April 26, 2012, via teleconference. The line remained open until 3:12 p.m., but the Landlord did not sign into the Hearing.

I explained to the Tenant that documentary evidence to support his position is very important, especially if it is available to be provided. I also explained that it must be provided to the other party and to the Residential Tenancy Branch before the Hearing. I find that the Tenant has not provided sufficient evidence that there was a tenancy between the Landlord and the Tenant, that the Tenant sent the Notice of Hearing documents to the address for the Landlord, or sufficient evidence of how the Landlord was served with the Notice of Hearing documents.

I dismissed the Tenant's application **with leave to reapply**.

### Conclusion

The Tenant'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: April 30, 2012.

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Residential Tenancy Branch