



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes MNSD

### Introduction

This is an application by the tenant for a monetary order for return of the security deposit.

### Preliminary issue

The tenant's agent stated the landlord was served with the Notice of Hearing and Application for Dispute Resolution by registered mail, sent on May 16, 2012. The tenant's agent stated they do not have an address for the landlord, and sent the package to the rental unit where the tenant was previously residing.

Policy Guideline 12 states:

### **Registered Mail**

- Where a tenant is serving a landlord by registered mail, the address for service must be where the landlord resides at the time of mailing or the address at which the landlord carries on business as a landlord.

In this case, the Notice of Hearing and Application for Dispute Resolution were sent by registered mail, to the rental unit where the tenant was previously residing. This is not the address where the landlord resides at the time of mailing and the landlord does not operate an office at this address. As a result, I find tenant has failed to serve the landlord in accordance with the Act. Therefore, I dismiss 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: July 11, 2012.

---