

## **DECISION**

Dispute Codes       MNDC, MNSD, FF

This is an application filed by the Tenant for a monetary order for money owed or compensation for damage or loss, the return of all or part of the pet damage and security deposits and recovery of the filing fee.

Both parties attended the hearing by conference call and gave testimony. As both parties have attended the hearing and have acknowledged receiving the documentary evidence submitted, I am satisfied that both parties have been properly served.

At the beginning of the hearing it was clarified with both parties that the Tenant's monetary application was for a \$2,500.00 carpet replacement cost. The Tenant stated that this application was to dispute the claim made by the Landlord's Collection Company and that no money has been paid or lost by the Tenant. As there has been no claim filed by the Landlord to dispute and no loss suffered by the Tenant, this portion of the Tenant's application is dismissed.

As for the Tenant's application for the return of the pet damage and security deposits, the Tenant confirms that he did not provide a forwarding address in writing to the Landlord, but that his mail was forwarded at the time by Canada Post. The Landlord confirms that no forwarding address in writing was provided by the Tenant. Based upon the above, the Tenant's application is premature and is dismissed with leave to reapply. The Landlord now has the Tenant's forwarding address in writing as of the date of this hearing and must comply with the Act.

### **Conclusion**

The Tenant's application is dismissed.

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 01, 2012.

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Residential Tenancy Branch