



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

**Dispute Codes**      OPR, MNR, MNSD, FF

### **Introduction**

This hearing dealt with a landlord's application for an order of possession and for a monetary order for unpaid rent, utilities and for the recovery of the filing fee. The landlord also applied to retain the security deposit in partial satisfaction of the claim. The tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

At the start of the hearing, the landlord stated that the tenant had moved out on November 25, 2012 without providing a forwarding address. The landlord also stated that he served the tenant with the notice of hearing but was unable to provide any information on the date and method of service. The landlord amended his application but was unable to recall whether he had served the tenant with the amendment. Since the tenant has moved without providing a forwarding address, it is possible that the landlord was unable to serve the tenant with the notice of hearing.

Since the landlord was unable to serve the tenant, I dismiss this application with leave to reapply.

### **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: December 27, 2012.

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Residential Tenancy Branch