



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNDC, FF

Introduction and Analysis

This hearing dealt with the tenant's application for dispute resolution under the Residential Tenancy Act (the "Act") seeking a monetary order for a return of his security deposit, a monetary order for money owed or compensation for damage or loss and for recovery of the filing fee.

The tenant appeared; the landlord did not appear.

The tenant testified that he served the landlord with the Application for Dispute Resolution and Notice of Hearing by regular, not registered, mail.

Section 89 of the Residential Tenancy Act requires that an application for dispute resolution be served upon the respondent (the landlord in this case) in person, or if a landlord, by leaving a copy with an agent of the landlord, by registered mail to the address at which the person resides, or if a landlord, by registered mail to the address at which the person carries on business as a landlord.

Conclusion

I find the tenant failed to serve the landlord his application for dispute resolution and notice of this hearing in a manner required by the Act when he sent the documents by regular mail, not registered. I therefore dismiss the tenant's application, with leave to reapply.

Leave to reapply does not extend any applicable time limitation deadlines.

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* and is being mailed to both the applicant and the respondent.

Dated: January 11, 2013

