



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Kathy's Cleaners
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

MNDC, MNSD, MNDC, FF

Introduction

This hearing was scheduled in response to the landlord's Application for Dispute Resolution, in which the landlord requested compensation for damage to the rental unit, compensation for damage or loss under the Act, to retain all or part of the security deposit and to recover the filing fee from the tenants for the cost of this Application for Dispute Resolution.

The landlord provided affirmed testimony that on April 18, 2013 between 3 and 4 p.m. the male tenant was personally served copies of the Application for Dispute Resolution and Notice of Hearing, at his new residence. The landlord had a co-worker present as a witness.

The female tenant was served at the address the tenant had given to her over the telephone. Registered mail was sent to the new residence on April 18, 2013; that mail was not returned.

These documents are deemed to have been served in accordance with section 89 and 90 of the Act; however the tenants did not appear at the hearing.

The landlord decided that she would withdraw her application and reapply at a future time. The legislated time-frames were explained to the landlord.

Conclusion

The landlord withdrew her application and may reapply within the legislated time-frames.

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 12, 2013

Residential Tenancy Branch