



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Twenty Two Holdings Inc  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes:

**MND, MNR, FF**

### Introduction

This hearing was scheduled in response to the landlord's Application for Dispute Resolution, in which the landlord has requested compensation for unpaid rent and damage to the rental unit and to recover the filing fee from the tenant for the cost of this Application for Dispute Resolution.

The landlord provided affirmed testimony that the tenant vacated the rental unit in mid-May 2013. A forwarding address has not been provided by the tenant.

The landlord attempted to serve the tenant with copies of the Application for Dispute Resolution and Notice of Hearing to the tenant's sister's address. That registered mailed was returned as unclaimed.

The landlord has made repeated attempts to speak with the tenant, but calls are not answered and the numbers are now not in service.

On November 2, 2013 the hearing package was given to the tenant's father-in-law, who said he would give the package to his daughter, in the expectation the tenant would then be given the package.

The landlord was not able to confirm when or if the tenant had been given the hearing package.

Section 89 of the Act requires an application requesting monetary compensation be served personally, by registered mail to the address where the person resides or by registered mail to the forwarding address provided by the tenant. As the landlord has been unable to prove service by one of these methods I determined that the hearing could not proceed.

Therefore, I find that the application is dismissed with leave to reapply within the legislated time-frame.

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: November 25, 2013

---

Residential Tenancy Branch

