



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Advent Real Estate Services Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNR, MNDC, MNSD, FF

### Introduction

This was the hearing of an application by the landlord for a monetary order and an order to retain the tenant's security deposit in partial satisfaction of the monetary claim. The hearing was conducted by conference call. The landlord's agent called in and participated in the hearing. The tenant did not call in and did not participate. The landlord stated that the tenant was served with a 10 day Notice to End Tenancy for unpaid rent on November 5, 2013. Thereafter the landlord discovered that the tenant abandoned the rental unit without leaving a forwarding address. The landlord has not been able to serve the tenant with the application and Notice of Hearing by registered mail or personally, as required by the *Residential Tenancy Act*.

### Conclusion

In the absence of proof that the tenant has been served with the application for dispute resolution and Notice of Hearing, this application is dismissed with leave to reapply. Leave to reapply does not constitute an extension of any applicable time limit for bringing an application.

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: March 18, 2014

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Residential Tenancy Branch

