



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding NACEL PROPERTIES LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNR, MNSD, FF

Introduction

This hearing dealt with a landlord's application for a monetary order for cleaning and repair costs and for the recovery of the filing fee. The landlord also applied to retain the security deposit in partial satisfaction of the claim.

At the start of the hearing, the landlord informed me that prior to serving the tenant with this notice of hearing, the tenant had moved out without providing a forwarding address. The landlord stated that the tenant's friend gave him an address which he considered a temporary address for the tenant. The landlord served the tenant at this address by registered mail which was returned to the sender. Therefore the landlord was unable to serve the tenant with a copy of the application and a notice of hearing.

Since the tenant moved out without informing the landlord of his forwarding address and therefore was not served a notice of this hearing, I must dismiss the landlord's 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: July 04, 2014

Residential Tenancy Branch

