



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, MNSD, FF

Introduction

This hearing was convened by way of conference call concerning an Application for Dispute Resolution (the “Application”) made by the Tenant for money owed or compensation for damage or loss under the *Residential Tenancy Act* (the “Act”), for the return of the Tenant’s security deposit and to recover the filing fee.

The Tenant appeared for the hearing and provided the Canada Post tracking number during the hearing, which was noted in the file, as evidence that the Landlord was served a copy of the Application and Notice of Hearing documents by registered mail. The Canada Post website indicates that the Landlord received and signed for the documents. Based on this evidence, I determined that the Tenant had served the Landlord in accordance with Section 89(1) (c) of the Act. However, there was no appearance by the Landlord during the 60 minute duration of the hearing and no submission of written evidence prior to the hearing.

Preliminary Issues and Conclusion

Before the Tenant provided evidence during the hearing, the Tenant requested information about the parties’ rights and obligations under the Act. This involved a lengthy discussion about all aspects of tenancies in general. The Tenant decided to withdraw the entire application to re-consider the claim. As the Landlord failed to appear for the hearing and the Tenant withdrew the claim, I dismiss the Tenant’s Application **with leave** to re-apply.

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 26, 2014

Residential Tenancy Branch

