Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 674980 BC LTD. D/B AS HORIZONS APARTMENTS
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes   MNSD, FF

Introduction

This hearing convened as a result of a Tenant's Application for Dispute Resolution filed September 8, 2014 wherein she sought double the return of her security and pet damage deposit pursuant to section 38 and recovery of the filing fee.

Only the Tenant attended the hearing. As the Landlord did not attend, service of the Tenant's Application materials was considered.

The Tenant testified that she served the corporate Landlord by registered mail at an address she believed was their registered office. The address for delivery, as noted on the Residential Tenancy Agreement signed February 1, 2014 was that of the Landlord's Agent.

As the Tenant failed to prove that she serve the Landlord at the Landlord's address for service, I dismiss her application with leave to reapply.

The Tenant testified that she provided the Landlord with her written notice of change of address on June 29, 2014 at the same time as she gave her notice to vacate the rental unit. She stated that she did not retain a copy of this letter. She further stated that the Landlord did not provide her with a copy of the move out Condition Inspection Report, which she says was completed at the time she moved out. The Tenant is cautioned to obtain these documents from the Landlord and provide these documents in evidence should she wish to reapply for an Order pursuant to section 38 of the *Act.*

Conclusion

The Tenant failed to serve the Landlord at the Landlord's address for service and as such her application is dismissed with leave to reapply. This does not extend any time limits imposed by the *Act.*

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 31, 2015

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Residential Tenancy Branch