



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for authorization to obtain a return of all or a portion of his security deposit pursuant to section 38.

Preliminary Issue – Service

Only the applicant attended at the designated hearing time. At the hearing, the tenant stated that he had been unable to serve the landlord with the notice of dispute resolution because he does not have an address for the landlord and was unable to personally serve him. The tenant did not have an order for substituted service.

As the landlord was not served with the notice of dispute resolution, I was unable to proceed with the hearing. Accordingly, the tenant's application is dismissed with leave to reapply.

Conclusion

The tenant's application is dismissed with leave to reapply. I make no findings on the merits of the matter. Leave to reapply is not an extension of any applicable limitation period.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under subsection 9.1(1) of the Act.

Dated: March 04, 2015

Residential Tenancy Branch