



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

### Dispute Codes

MNSD, MNDC

### Introduction and Preliminary Matter

This hearing dealt with the tenant's application for dispute resolution under the Residential Tenancy Act (the "Act"). The tenant applied for a monetary order for a return of his security deposit and a monetary order for money owed or compensation for damage or loss.

The tenant attended; the landlord did not attend the telephone conference call hearing.

At the outset of the hearing, the tenant confirmed service of his application and notice of hearing to the landlord by attaching the documents to the landlord's door, as the landlord failed to answer the door.

### Analysis and Conclusion

Section 89(1) of the Residential Tenancy Act requires that an application for dispute resolution be served upon the respondent (the landlord in this case) by leaving it with the person, if the person is a landlord, by leaving a copy with an agent of the landlord, or by sending a copy by registered mail to the address at which the person resides or, if the person is a landlord, to the address at which the person carries on business as a landlord

In the case before me I find that the tenant failed to provide sufficient evidence that he served the landlord his application and notice of hearing in a manner required by the *Act* when the application was posted to the landlord's door, and as a result, I dismiss the tenant's application, with leave to reapply.

Leave to reapply does not extend any applicable time limitation deadlines.

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: April 14, 2015

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Residential Tenancy Branch

