



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Ascent Real Estate Management
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND MNR MNSD FF

Introduction

This hearing convened pursuant to the landlord's application for monetary compensation and an order to retain the security deposit in partial compensation of the monetary claim. The landlord called in to the teleconference hearing but the tenant did not.

Preliminary Issue – Service of Notice of Hearing

The landlord stated that they hired a skip tracer to locate the tenant. In their evidence the landlord submitted an invoice for their services and a one-page printout, unsigned, that indicated the address the skip tracer found for the tenant. The printout did not provide any information on how they obtained this address.

The landlord sent the hearing package, including their application and the notice of hearing, to the address that the skip tracer provided. The Canada Post tracking information shows that the package was not picked up.

I cannot be satisfied that the tenant in fact resided or resides at the address provided by the skip tracer, and for that reason I dismiss the landlord's application with leave to reapply.

Conclusion

The application is dismissed with leave to reapply. I note that the issuance of this decision does not extend any applicable deadlines under 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: September 11, 2015

Residential Tenancy Branch

