



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNDC, MNR, MNSD, OPC, FF

### Introduction

This was a hearing with respect to the landlord's application for a monetary award and an order for possession. The hearing was conducted by conference call. The landlord participated in the hearing. The tenant did not attend. The landlord testified at the hearing that after filing the application the landlord discovered that the tenant had abandoned the unit without notice and without providing any contact information or forwarding address. The tenant left belongings in the rental unit. The landlord has recovered possession of the rental unit, but she said that the tenant has caused substantial damage and owes rent. The landlord sent the application and Notice of Hearing to the address of the rental unit and it was returned unclaimed.

### Analysis and Conclusion

Because the tenant has not been served with the application and Notice of Hearing this application is dismissed with leave to reapply. Leave to reapply does not constitute an extension of any applicable time limit. The landlord was advised that she may contact an information officer concerning the process for obtaining an order for substituted service if she wishes to proceed with a monetary claim against the tenant.

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: January 06, 2016

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Residential Tenancy Branch

