



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPR, MNR, MDSD & FF

### Introduction

The Application for Dispute Resolution filed by the landlord makes the following claims:

- a. An Order for Possession for repeated late payment of rent.
- b. A monetary order in the sum of \$290 for unpaid rent
- c. An order to retain the security deposit
- d. An order to recover the cost of the filing fee

A hearing was conducted by conference call in the presence of a representative of the applicant and in the absence of the respondent although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

At the request of the representative of the applicant I granted the applicant his request that he be given to February 29, 2016 to provide evidence of service. The representative of the landlord failed to provide evidence that the Application for Dispute Resolution was served on the Tenant.

I determined the landlord has failed to prove that he has sufficiently served the tenant in accordance with the Residential Tenancy Act.

Accordingly, **I order the application dismissed with liberty to reapply.** I make no findings on the merits of the matter. Liberty to reapply is not an extension of any applicable limitation period.

Dated: March 7, 2016

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Residential Tenancy Branch

