



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, MNSD, FF

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. A Monetary Order for unpaid rent - Section 67;
2. An Order to retain the security deposit - Section 38; and
3. An Order to recover the filing fee for this application - Section 72.

The Tenant did not appear at the hearing. The Landlord stated that the Tenant was served with the application for dispute resolution and notice of hearing by posting the documents on the door within a day or two of making the application.

Section 89(1) of the Act provides that, without an specific order from the Director, a landlord’s application for dispute resolution claiming an monetary amount may only be served as follows:

- by leaving a copy with the person;
- by sending a copy by registered mail to the address at which the person resides; or
- by sending a copy by registered mail to a forwarding address provided by the tenant.

As the Landlord did not serve the application for dispute resolution as required by the Act, I dismiss the application with leave to reapply. Leave to re-apply 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 Section 9.1(1) of the *Residential Tenancy Act*.

Dated: October 26, 2016

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Residential Tenancy Branch