



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding PEAK PROPERTY MANAGEMENT INC.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes                      MND, MNSD, OPN, FF

### Introduction

This hearing dealt with the landlord's application for a Monetary Order against the tenant for compensation for damage and cleaning; and, authorization to retain the tenant's security deposit. The landlord's agent appeared at the hearing; however, the tenant did not. The landlord stated that the hearing documents were sent to the tenant via registered mail using an address the tenant had provided in an email. I noted that a registered mail receipt had not been provided as evidence and I asked the landlord to orally provide me the registered mail tracking number. The landlord's agent indicated that he did not have the registered mail receipt or record of the tracking number in front of him. I informed the landlord's agent that I would continue to hear the landlord's claims and permit the landlord to provide me with a copy of the registered mail receipt and a copy of the email containing the tenants' forwarding address after the teleconference call ended but that my decision would be conditional upon being satisfied the tenant was duly served with notice of the landlord's claims and this proceeding. I provided the landlord with my fax number at the end of the teleconference call.

As of the date of writing this decision I have not yet received the proof of service I requested from the landlord. Accordingly, I find I have not been satisfied that the tenant was notified of this proceeding and I dismiss the landlord's application with leave to reapply.

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: May 24, 2017

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Residential Tenancy Branch