



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

Dispute Codes: MNDC, RPP

## Introduction

The Application for Dispute Resolution filed by the Tenant seeks the following:

- a. A monetary order in the sum of \$23,620
- b. An order for the return of the security deposit
- c. An order for the return of personal property.

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

The respondent failed to contact the telephone bridge number at the appointed time for the hearing. The applicant was present and ready to proceed. I waited 10 minutes after the appointed time for the hearing and then proceeded with the hearing.

The applicant testified that he attempted to serve the Application for Dispute Resolution/Notice of Hearing by giving it to the receptionist of where the respondent works.

The Residential Tenancy Act provides that where a party is seeking a monetary order it must be served either by personal service or by registered mail to where the respondent resides or if the respondent is a tenant by registered mail to the respondent's forwarding address.

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

Further, the applicant made a monetary claim in the sum of \$23,620. However, the applicant failed to provide evidence as to the value of the goods missing. He sought a return of his security deposit. However, he failed to provide the landlord with his forwarding address in writing as required by 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.

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: June 06, 2017

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Residential Tenancy Branch