



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, MND, MNDC, FF

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the Act) for:

- a monetary order for unpaid rent, for damage to the rental unit, and for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement pursuant to section 67;
- authorization to retain all or a portion of the tenant's security deposit in partial satisfaction of the monetary order requested pursuant to section 38;
- authorization to recover the filing fee for this application from the tenant pursuant to section 72.

Both parties attended the hearing via conference call and provided affirmed testimony. Both parties confirmed that the landlord served the tenant with the notice of hearing package via Canada Post Registered Mail. The landlord was unable to provide the date of service. Both parties confirmed that the landlord served the tenant with the submitted documentary evidence via Canada Post Registered Mail on November 23, 2017. The tenant did not submit any documentary evidence. I am satisfied that both parties have been sufficiently served as per section 90 of the Act with the Notice of Hearing Package and the submitted documentary evidence.

During the hearing the tenant advised that she wished to have her mailing address changed from her work address to her residence. As such, the listed mailing address shall be amended as per the tenant.

The hearing was concluded after 32 minutes of attempts were made to clarify the landlord's monetary claim. The landlord repeated stated that he understood what the questions put to him were, but repeatedly failed in answering them. This was explored with the landlord on numerous attempts. The primary issue in that the landlord was unable to clearly articulate what he was applying for and disclose sufficient details. The

landlord provided conflicting and contradictory details regarding his monetary claim. As such, the landlord's application was dismissed 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: June 27, 2018

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Residential Tenancy Branch