



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND, MNR, FF

### Introduction

The landlord applies for a monetary award for unpaid rent and for cleaning and repair of the rental unit.

The tenant did not attend the hearing within twenty minutes after its scheduled start time.

The landlord has obtained a substituted service order permitting him to serve the tenant with this application and with a copy of the substituted service order by email to the tenant's known email.

At this hearing the landlord was unable to establish such service by either providing a copy of the email or providing necessary details of the email; for example, when it was sent and what was contained in it.

The landlord was offered an adjournment to permit production of this evidence but declined, preferring to withdraw his application. The application is therefore withdrawn. The landlord is at liberty to re-apply.

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: December 13, 2018

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Residential Tenancy Branch