



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding HUYNH HOLDINGS LTD and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC MNR MNSD OPR FF

This hearing dealt with the Landlord's Application for Dispute Resolution, made on July 17, 2019 (the "Application"). The Landlord applies for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- a monetary order for compensation for monetary loss or other money owed;
- a monetary order for unpaid rent;
- an order permitting the Landlord to retain the security and pet damage deposit;
- an order of possession; and
- an order granting recovery of the filing fee.

The Landlord was represented at the hearing by S.A., an agent. The Tenants did not attend the hearing.

At the beginning of the hearing, S.A. advised that the Tenant vacated the rental unit on August 2, 2019, and that an order of possession is no longer required. In addition, S.A. advised that the Notice of Dispute Resolution Hearing was served on the Tenant by posting a copy to the door of the Tenants' rental unit. As a result, she correctly concluded that the Tenants were not served with these documents in accordance with section 89 of the *Residential Tenancy Act* and that the monetary claim cannot proceed.

In light of the information provided by S.A., I find that the Application is dismissed. The Landlord is granted leave to reapply for any losses arising from the tenancy, including unpaid rent, at a future date. This is not an extension of any statutory deadline.

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: August 30, 2019

Residential Tenancy Branch