



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BOLLD REAL ESTATE MANAGEMENT and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNRL, FFL

Introduction and Analysis

This hearing dealt with the landlord's Application for Dispute Resolution ("application") seeking remedy under the *Residential Tenancy Act* ("Act") for a monetary order in the amount of \$2,475.00 for unpaid rent or utilities, and to recover the cost of the filing fee.

The landlord agent DL ("agent") attended the teleconference hearing. The tenant did not attend the hearing. As the tenant did not attend the hearing, service of the Notice of a Dispute Resolution Proceeding ("Notice of Hearing"), application and documentary evidence were considered. The agent testified that they were unable to serve the tenant as the tenant has not provided a written forwarding address. The agent confirmed that they have not applied for substitute service as yet.

Both parties have the right to a fair hearing. The tenant would not be aware of the hearing without having received the Notice of Hearing and application. Therefore, I **dismiss** the landlord's application **with leave to reapply** as I am not satisfied that the tenant has been sufficiently served with the Notice of Hearing and application in a manner provided for under the *Act*. I note this decision does not extend any applicable time limits under the *Act*.

I do not grant the filing fee due to a service issue.

Conclusion

The landlord's application is dismissed with leave to reapply, due to a service issue.

This decision does not extend any applicable time limits under the *Act*.

The filing fee is not granted due to a service issue.

The decision will be emailed to both parties at the email address provided for both parties in the application.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: October 1, 2019

Residential Tenancy Branch