



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OLC, MNDCT

### Introduction

The tenant applies to recover a security deposit. The parties disagree about when the tenancy started. It appears the tenant did not move in.

Both parties attended the hearing and were given the opportunity to be heard, to present sworn testimony and other evidence, to make submissions, to call witnesses and to question the other. Only documentary evidence that had been traded between the parties was admitted as evidence during the hearing.

During the preliminary portion of the hearing it became apparent that the tenant did not provide the landlord with a forwarding address in writing, an initiating step required by s. 38 of the *Residential Tenancy Act* (the “RTA”).

While in some cases the address provided by a tenant in his application might served as the required forwarding address in writing, in this case the tenant’s address was wrong.

The tenant’s application is dismissed with leave to re-apply. The tenant’s forwarding address was provided at hearing and is noted on the cover page of this decision.

The landlord has made her own application (file number shown on cover page of this decision) and the tenant should strive to have the Residential Tenancy Branch arrange to have any re-application he might make heard at the same time.

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: October 06, 2020

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Residential Tenancy Branch