



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OT
Introduction

The tenant applies to recover a security deposit, a return of rent as well as moving expenses, pest control expenses, food and for damage to her car caused by a rodent(s).

The respondent landlord did not attend for the hearing within 10 minutes after its scheduled start time at 1:30 p.m. on November 3, 2020. The teleconference hearing connection remained open during that time in order to enable the parties to call into the teleconference hearing. The call-in numbers and participant codes provided in the Notice of Hearing were confirmed as correct. The teleconference system audio console confirmed that the tenant, her assistant and this arbitrator were the only ones who had called into this teleconference during that period.

The tenant testifies that she served the July 23, 2020 Notice of Dispute Resolution Proceeding on the landlord by registered mail. She provided the Canada Post tracking number for the mail (shown on cover page of this decision) but it referred to a mailing made July 15, 2020, well before the Notice had been generated. I find the tenant has not proved service of her application on the landlord. The application is dismissed with leave 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: November 03, 2020

Residential Tenancy Branch