



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **FFT, MNDCT, RPP**

Introduction

This hearing dealt with an application by the tenant under the *Residential Tenancy Act* (the *Act*) for the following:

- An order for the landlord to return the tenant's personal property pursuant to section 65;
- A monetary order for compensation for damage or loss under the *Act*, *Residential Tenancy Regulation* ("*Regulation*") or tenancy agreement pursuant to section 67 of the *Act*;
- An order requiring the landlord to reimburse the tenant for the filing fee pursuant to section 72.

The tenant's mother attended for the tenant ("the tenant"). CF attended.

The tenant stated that no service had been affected of the Application for Dispute Resolution or Notice of Hearing as they did not know the landlord's address. CF was named as the landlord but was not served.

CF stated he does not represent the landlord. At one time, he worked for the landlord. CF stated he learned of today's hearing from an automatically generated RTB reminder email.

CF provided the name, address, telephone number and email address for the landlord which is on the first page.

The landlord did not appear at the hearing. I kept the teleconference line open from the scheduled time for the hearing for an additional 12 minutes to allow the landlord the opportunity to call. The teleconference system indicated only the tenant, CF and I had called into the hearing. I confirmed the correct call-in number and participant code for the landlord had been provided.

The tenant requested dismissal with leave to reapply as they had not served the landlord with the Notice of Hearing and Application for Dispute Resolution. No evidence was submitted, and I make no findings.

Upon the application of the tenant and in the absence of the landlord, I grant the request for dismissal with leave to reapply for the tenant's claim except for the request for reimbursement of the filing fee which is dismissed without leave to reapply.

Conclusion

The request for reimbursement of the filing fee is dismissed without leave to reapply. The remainder of the tenant's claim is dismissed with leave to reapply.

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: June 20, 2022

Residential Tenancy Branch