



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 0768271 BC Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MNDC, MNSD, SS and FF

Introduction

This hearing was convened on the landlord's application of January 4, 2013 seeking a monetary award for unpaid rent/loss of rent after the tenant left the fixed term rental agreement early. The landlord also claims for damage to the rental unit, recovery of the filing fee for this proceeding and authorization to retain the security deposit in set off against the balance owed.

A request for authorization for substitute service was rendered moot when the tenant provided her residence address during the hearing.

On the question of service, the tenant stated that she had not received the landlord's evidence package which he had sent to what he believed to be her employer's address which the tenant said is not the case. As noted, the tenant provided her forwarding address at the hearing.

Therefore, I found that this matter should be adjourned to give landlord an opportunity to ensure that the evidence has been served on the tenant.

This hearing will reconvene at a time and date set out in the attached Notice of Hearing and the landlord must be prepared to verify that the tenant has been served with the Notice of Hearing and the noted evidence.

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: March 27, 2013

Residential Tenancy Branch

