



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **INTERIM DECISION**

### **Dispute Codes**

Tenant's application filed June 13/11: MNSD; OLC; PSF; FF  
Landlord's application filed July 14/11: MND; MNSD; FF

### **Introduction**

The Tenant's application was originally scheduled to be heard on June 30, 2011. The Tenant's application is for a monetary order for double the security deposit paid to the Landlord; for an order that the Landlord comply with the Act, regulation or tenancy agreement; for an order that the Landlord provide services or facilities required by law; and to recover the cost of the filing fee from the Landlord. At the June 30<sup>th</sup> Hearing the Landlord did not sign into the teleconference. I determined that, due to the Canada Post mail disruption, I was not satisfied that the Landlord had received the Notice of Hearing documents. I adjourned the matter in order to allow the Tenant to re-serve the Landlord.

The Landlord filed her application on July 14, 2011. The Landlord's application is for a monetary order for damage to the rental unit; to apply the security deposit towards partial satisfaction of her monetary award, and to recover the cost of the filing fee from the Tenant.

Both parties appeared and provided affirmed testimony.

### **Preliminary Matter**

At the outset of the Hearing it was discovered, due to an administrative error, that the Residential Tenancy Branch did not provide the Landlord with the documents she must serve upon the Tenant until July 22, 2011. This did not give the Landlord time to serve the Tenant within the allowable time frames. The Landlord testified that she sent the documents to the Tenant by registered mail on July 22, 2011, because she only had a box number for the Tenant. The Tenant testified that she had still not received the Landlord's documents.

I adjourned both of these matters to be heard together on the date disclosed in the Notice of Reconvened Hearing that accompanies this Interim Decision. Neither party is required to serve the other with the Notice of Reconvened Hearing document.

Both parties were cautioned that no further documentary evidence would be accepted.

**Conclusion**

These matters are adjourned to the date disclosed in the Notice of Reconvened Hearing that accompanies this Interim Decision.

No further documentary evidence will be accepted from either party.

This Interim 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: July 27, 2011.

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Residential Tenancy Branch