



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD

Introduction

This hearing was convened as a result of the tenants' application for dispute resolution under the *Residential Tenancy Act* (the "Act") for a monetary order for double the security deposit.

The landlord's did not attend the hearing, therefore, I considered service of the Notice of a Dispute Resolution Hearing (the "Notice"). The tenants confirmed they served the landlords by posting the notice to their door on May 17, 2012.

Preliminary Matter

Section 89(1) of the *Act* requires that service of the Notice must be given either in person; by registered mail; or as ordered by the Director. Residential Tenancy Branch Policy Guidelines #12 states that there are special service provisions for serving the Notice. There are only three methods that may be used for these matters which are; personal service; registered mail; or a Residential Tenancy Branch Order Regarding Service.

As the tenants confirmed that they did not serve the Notice in any of the forms stated above, I find that landlords were not duly served in accordance with the *Act*, regulations or policy guidelines.

Conclusion

As the tenants did not serve the Notice in accordance with the *Act*, regulations or policy guidelines, I dismiss their application with leave to reapply.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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 11, 2012

Residential Tenancy Branch