



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

Introduction

This hearing was convened by way of conference call in response to the landlords application for an Order of Possession for unpaid rent and utilities; for a Monetary Order for unpaid rent or utilities; or loss under the *Residential Tenancy Act (Act)*, regulations or tenancy agreement; and to recover the filing fee from the tenants for the cost of this application.

The landlord testified that the tenants were served by a process server with the hearing documents, however the landlord has provided no evidence to support this and the person who served the tenants did not attend the hearing. There was no appearance for the tenant at the hearing.

On the landlords' application for Dispute Resolution, the landlords have not named the tenant. The landlords have put Occupant under the section required for the tenant's name. Consequently no hearing took place today as a landlord is required to name the tenant the landlords seek an order against. Without a named tenant no Orders would be enforceable and subsequently the landlords' application 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: January 04, 2013.

Residential Tenancy Branch

