



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, FF

### Introduction

This matter dealt with an application by the Landlord for a Monetary Order for unpaid rent and to recover the filing fee for this proceeding.

The Landlord said he served the Tenants with the Application and Notice of Hearing (the “hearing package”) by email on May 17, 2013. As email is not a proper method of service of documents under section 89 of the Residential Tenancy Act and the Tenants did not attend the hearing, I find the Landlord has not proven service of the Notice of Hearing (the “hearing package”) to the Respondents; therefore I dismiss the Landlord’s application with leave to reapply.

### Conclusion

The Landlord’s 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: August 20, 2013

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Residential Tenancy Branch

