



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding VANCOUVER PUNJAB COTH HOUSE INC. and K.B. PROPERTIES LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC, ERP, RP, PSF, RR, MNDC, O

Introduction

This hearing was scheduled to deal with joined tenant applications for emergency repairs, repair orders, orders for compliance, authorization for a rent reduction; and, monetary compensation due to termination of the electrical service. There was no appearance or representation on part of the landlord.

The lead applicant testified that the property consisted of a motel and manufactured home park; however, the motel has been or is in the process of being demolished and that there is no way to serve the landlord by mail at the property. The lead applicant attended City Hall in an effort to obtain a mailing address for registered owner of the property. The lead tenant sent a package with the hearing documents to the landlord using the address provided by City Hall. Canada Post has been unable to deliver the registered mail package for the reason there is “no such address”.

Upon further enquiry, the tenants stated that they do not have written tenancy agreements. When the tenants were asked how and where they pay rent the tenants indicated they pay rent to an agent. I heard that the agent attends the property at the beginning of every month for purpose of collecting rent and issuing receipts; however, the agent also provided a letter to the tenants on May 2, 2013.

The lead applicant read the letter from the landlord's agent dated May 2, 2013. The letter provides a name and address for the landlord's agent for purposes of sending rent payments in the event the agent is unable to collect the rent when the agent attend the property every month. The tenants confirmed that they have not been provided any other service address for the landlord since the May 2, 2013 letter was given to them.

While I appreciate the tenants' circumstances are dire, in order to proceed with a hearing I must be satisfied that the landlord has been served with notice of the hearing and the actions sought by the tenants. Based upon the submissions provided to me, I find I was not satisfied the landlord has been sufficiently served with the Applications

that are before me. Therefore, I have dismissed these Applications with leave to reapply.

Based upon the evidence presented to me on this date, I find the landlord's service address is that reflected which is reflected on the May 2, 2013 letter from the landlord's agent. As the tenants were informed during the hearing, the tenants are at liberty to name the landlord's agent any future Application for Dispute Resolution.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Manufactured Home Park Tenancy Act*.

Dated: October 09, 2013

Residential Tenancy Branch

