



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding VANCOUVER NATIVE HOUSING SOCIETY
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR FF

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution, seeking a monetary order for unpaid rent or utilities, and to recover the filing fee.

Two agents for the landlord (the "agents") attended the hearing. As the tenant did not attend the hearing, service of the Notice of a Dispute Resolution Hearing (the "Notice of Hearing") and Application for Dispute Resolution (the "Application") was considered. The agents testified that the Notice of Hearing and Application was posted to the tenant's door on April 7, 2014.

Preliminary and Procedural Matter

Section 89(1) of the *Act* does not allow for service of the Application for Dispute Resolution by posting to the tenant's door for an application for a monetary order under section 67 of the *Act*. Therefore, I find that the tenant has not been served in a method approved under the *Act*.

Both parties have the right to a fair hearing. The tenant would not be aware of the hearing without having received the Notice of Hearing and Application in an approved method permitted under the *Act*. Therefore, **I dismiss** the landlord's application **with leave to reapply** as I am not satisfied the tenant has been served with the Notice of Hearing and Application in a method approved under the *Act*. I note this decision does not extend any applicable time limits under the *Act*.

Conclusion

The landlord's application is dismissed with leave to reapply, due to a service issue.

This decision does not extend any applicable time limits under the *Act*.

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: April 16, 2014

Residential Tenancy Branch

