



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding L.L.A. Investments
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, CNR, OLC, FF

Introduction

This hearing, which was set for 10:30 am on this date, was to deal with two related applications. The landlord's application was for an order of possession and a monetary order. The tenant's application was for orders setting aside a 10 Day Notice to End Tenancy for Non-payment of Rent dated March 3, 2014 and compelling the landlord to comply with the legislation, regulation or tenancy agreement. As the parties and circumstances are the same for both applications one decision will be rendered.

The tenant appeared at the hearing; the landlord did not.

The tenant acknowledged receipt of the landlord's application for dispute resolution. In the absence of an appearance by the applicant by 10:45 am, the landlord's application is dismissed.

The tenant said he served his application for dispute resolution on the landlord but had not filed a copy of the post office receipt and was not able to provide the tracking number of the item. As the landlord did not appear at the hearing and the tenant was not able to prove that he had served his application for dispute resolution on the landlord, the tenant's application is dismissed with leave to re-apply.

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: April 15, 2014

Residential Tenancy Branch

