



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MND; FF; O

Introduction

This is the Landlord's application for a monetary award for damages to the rental unit; to recover the cost of the filing fee from the Tenants; and "other" orders.

The parties gave affirmed testimony at the Hearing.

The Landlord confirmed the complete address of the rental unit and the Landlord's Application was amended to reflect that complete address.

Preliminary Matters

It was determined that the Tenants received the Landlord's Notice of Hearing documents, by registered mail.

The Landlord testified that he also sent copies of his documentary evidence by registered mail sent on May 27, 2014. The Tenants testified that they did not receive the Landlord's documentary evidence. The Landlord stated that he could not provide the tracking number for the registered package sent on May 27, 2014, because he was at work and the receipt was at home.

Documents sent by mail are deemed to be received 5 days after mailing. However, the Landlord did not provide sufficient proof of service. In addition, documents mailed on May 27, 2014, would not be deemed served until June 1, 2014, which is not within the time limits set by the Rules of Procedure.

This matter was adjourned. The Landlord is ordered to provide the Residential Tenancy Branch and the Tenants with a copy of the May 27th registered mail receipt.

The Landlord stated that he will be away from June 20, 2014 to August 20, 2014. Therefore, this matter is adjourned to reconvene some time after August 20, 2014. I ordered the Tenants to provide the Residential Tenancy Branch and Landlord with

copies of their rebuttal evidence, if any, within 5 days of receipt of the Landlord's documentary evidence.

The Tenants confirmed their address for service.

Conclusion

Copies of a Notice of Reconvened Hearing are provided to both parties. The Landlord is not required to serve the Tenants with a copy of the Notice of Reconvened Hearing.

This matter is adjourned to the date and time provided in the enclosed Notice of Reconvened Hearing.

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: June 11, 2014

Residential Tenancy Branch

