



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding NACEL PROPERTIES LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNDC, MNR, MNSD, FF

Introduction

Only the Agent for the Landlord appeared at the hearing.

There was no evidence before me that would support that a tenancy had existed with the alleged Tenant, nor was there any other evidence in support of the Landlord's monetary claim, except for a registered mail receipt with the alleged Tenant's name on it. The Agent for the Landlord explained he thought he had brought the evidence into the branch when he made the application. He thought the branch had copied this evidence for the Landlord to include in our file when he was at the branch. I explained that photocopying evidence for these types of files is not part of the branch process.

When I explained that the application had been filed online and evidence is not submitted with the application at the time of filing, the Agent gave a file number for a different application, not before me, and said he had dropped the evidence off for that file. The Agent then explained that online applications are done in a different office for the Landlord and he thought they would have submitted the evidence.

Having found that there was no evidence submitted on the application before me, I find the application could not be heard. In these particular circumstances, I dismiss the application with leave for the Landlord to reapply. **I note this does not extend any applicable time limits under the Act.**

This decision is final and binding on the parties, except as 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: July 03, 2014

Residential Tenancy Branch