



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNDC, MNR, MND, MNSD, FF

Issue(s) to be Decided

Is the landlord entitled to compensation in the sum of \$625.00 for February 2014 rent?

Is the landlord entitled to compensation in the sum of \$1,250.00 for loss of March 2014 rent?

Is the landlord entitled to compensation in the sum of \$110.00 for damage to the rental unit?

Preliminary Matters

The landlord provided a copy of a Canada Post receipt for registered mail sent to the tenants on March 21, 2014. The landlord served each tenant by way of one mail package to the forwarding address provided by the tenants on February 28, 2014, given on the move-out condition inspection report.

The landlord established that on March 24, 2014 a mail clerk with UPS signed, accepting the registered mail. The landlord was unable to determine who of the 2 tenants may have then received the registered mail, after it was placed in the UPS mail box rented by the tenants.

Residential Tenancy Branch policy suggests that when more than 1 party is named, each of those parties should be served separately. In the absence of evidence indicating which of the 2 tenants received the hearing package I determined that the application must be dismissed with leave to reapply within the legislated time-frame.

This decision is final and binding 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 08, 2014

Residential Tenancy Branch

