



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR MND FF

Introduction

This hearing dealt with an Application for Dispute Resolution filed on May 6, 2014, by the Landlord to obtain a Monetary Order for: damage to the unit, site or property; for unpaid rent or utilities; and to recover the cost of the filing fee from the Tenants for this application.

The applicant Landlord was in attendance at the scheduled teleconference hearing; however no one appeared on behalf of the Tenants.

Issue(s) to be Decided

Has the Landlord served the Tenants with notice of this proceeding?

Background and Evidence

At the outset of this hearing the Landlord clarified the spelling of their name and advised that she was unable to serve the required hearing documents to either party.

Analysis

To find in favour of an application for a monetary claim, I must be satisfied that the rights of all parties have been upheld by ensuring the parties have been given proper notice to be able to defend their rights.

As the Landlord has not been about to serve the Tenants with the required hearing documents, I dismiss the Landlord's claim, with leave to reapply.

As the Landlord has not been successful with their application, I find that they are not entitled to recover the cost of this filing fee from the Tenants.

Conclusion

I HEREBY DISMISS the Landlord's claim, with leave to reapply.

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: September 09, 2014

Residential Tenancy Branch

