



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PLAN A REAL ESTATE SERVICES LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR

Introduction

This participatory hearing was scheduled pursuant to a decision issued under the Direct Request procedure on July 11, 2014. In that decision the landlord was ordered to serve the tenants with a Notice of Dispute Resolution Hearing within three days of receiving the decision. At today's hearing only the landlord's agent appeared. The landlord's agent testified that the tenants moved out at the end of July 2014 and the landlord was unable to serve the tenants with a Notice of Dispute Resolution Hearing.

The landlord's agent indicated that since filing the Application for Dispute Resolution the landlord has incurred more damages and losses related to this tenancy.

As the tenants were not served with notification of today's hearing I did not proceed with the landlord's claim in keeping with the principles of natural justice. Rather, I dismissed the landlord's claim with leave to reapply. The landlord is at liberty to file another Application for Dispute Resolution to include all monetary damages and losses associated to this tenancy within the time limits established by the Act.

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 23, 2014

Residential Tenancy Branch

