



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Kentland Investments Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND MNR MNSD FF O

Introduction

This hearing convened pursuant to the landlord's monetary claim. The landlord called in to the teleconference hearing, but the tenants did not.

In their application the landlord indicated that they were seeking an order of possession; however, in the hearing the landlord stated that the tenants moved out of the rental unit on or about January 18, 2015.

Preliminary Issue – Service of Notice of the Hearing

The landlord stated that on January 12, 2015 they served the tenants with their application and notice of the hearing by putting the hearing packages through the mail slot in the rental unit door.

Section 89 of the Act sets out the acceptable methods for serving an application for monetary compensation. Putting the application through a mail slot is not an acceptable method of service for an application for monetary compensation. I therefore dismiss the landlord's application with leave to reapply.

Conclusion

The landlord's application is dismissed 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: January 29, 2015

Residential Tenancy Branch

