



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Royal Providence Management  
and [tenant name suppressed to protect privacy]

## **DECISION**

### **Dispute Codes:**

MNSD; FF

### **Introduction**

This Hearing was convened to consider the Tenant's Application for Dispute Resolution seeking a monetary order for double the amount of the pet damage deposit and to recover the cost of the filing fee from the Landlord.

When asked how he served the Landlord with a copy of his Application for Dispute Resolution and Notice of Hearing documents, the Tenant replied that he was not aware that he had to serve anything on the Landlord.

I explained that the information was provided to him after he electronically filed his application. I advised him that we could not proceed with his application if the Landlord had not been served with the documents, but that I would give him leave to reapply. I told him that my Decision would include an information sheet providing him with the link to our website and contact numbers to call in the event he had any questions.

The Tenant insisted that no one at the Residential Tenancy Branch told him he had to serve the Landlord with anything and said that he thought we would do that.

The Tenant became agitated and asked, "Don't you guys do anything?" and "What are my rights and responsibilities, besides spending money on everything?"

At this point, I ended the teleconference.

### **Conclusion**

The Tenant's Application is **dismissed with leave to reapply**. This does not extend any time limits applicable under 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: April 16, 2015

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Residential Tenancy Branch

