



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, FF

Introduction and Preliminary Matter

This hearing dealt with an Application for Dispute Resolution by the Landlord for a Monetary Order for unpaid rent and to recover the filing fee for the Application.

Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions. The Landlord provided affirmed testimony and advised that he served the Tenant with his application material by regular mail.

Section 89 of the *Residential Tenancy Act* provides that an application for dispute resolution cannot be served by regular mail, and should the applicant chose to mail the documents they must use registered mail pursuant to section 89(1)(c). Accordingly, the Landlord failed to serve his application material in accordance with the Act and his application is dismissed with leave to reapply.

The Tenant confirmed his address for service during the hearing; that address is provided for on the cover sheet of this my Decision.

Conclusion

The Landlord failed to serve the Tenant in accordance with the Act and accordingly, 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: June 11, 2015

Residential Tenancy Branch

