



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNSD, FF

Introduction

This hearing was convened by way of conference call concerning an application made by the landlords for a monetary order for damage to the unit, site or property; for a monetary order for unpaid rent or utilities; for an order permitting the landlords to keep all or part of the pet damage deposit or security deposit; and to recover the filing fee from the tenants for the cost of the application.

Both landlords attended, one of whom gave affirmed testimony. However, despite being served with the Landlord's Application for Dispute Resolution and notice of this hearing separately on February 16, 2015 by registered mail, no one for the tenants attended the hearing. The line remained open while the phone system was monitored for 10 minutes prior to hearing any testimony and the only participants who joined the call were the landlords. The landlord testified that the tenants were served on that date and in that manner and were ordered to provide proof of such mailings to the Residential Tenancy Branch after the hearing concluded. The landlords have been given sufficient opportunity, however no such proof has been provided, and I am not satisfied that the tenants have been served in accordance with the *Residential Tenancy Act*.

The landlords' application is therefore dismissed with leave to reapply.

Conclusion

For the reasons set out above the landlords' application is hereby 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 12, 2015

Residential Tenancy Branch

