



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Lakeside Gardens Retirement Community
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: MNR, FF

Introduction

This is the Landlord's application for a Monetary Order for unpaid rent; and to recover the cost of the filing fee from the Respondent.

The Landlord's agents gave affirmed testimony at the Hearing.

The Landlord's agents testified that they did not serve the Respondent with the Notice of Hearing documents. They testified that the Respondent is not their tenant, rather that his mother is a tenant in the rental property which is an "independent living" home for retired people. The Landlords testified that since they filed their Application, they have had discussions with other members of the tenant's family who are making attempts to clear up the arrears.

I explained to the Landlords that the Act resolves disputes between tenants and landlords only. I also explained that respondents must be served with Notice of the Hearing and other documents. An Information Sheet accompanies this Decision, which contains contact numbers and a link to our website for further information.

Conclusion

The Landlord's application is dismissed. The Landlord is at liberty to reapply, but against the Tenant only.

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 24, 2015

Residential Tenancy Branch

