



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD

Introduction

This hearing dealt with an Application for Dispute Resolution by tenant filed under the Residential Tenancy Act, (the “Act”) for the return of the security deposit.

The tenant appeared.

Preliminary matter

In this case, the tenant has named the respondent TN as the landlord. TN did not sign the tenancy agreement or any another documents relating to the tenancy. The tenant did not send the documents to the named landlord or to the service address for the landlord listed in the tenancy agreement. Filed in evidence is a copy of the tenancy agreement.

The tenant indicated that the property management company informed them that TN is the landlord. However, no documentary evidence was filed in support of that statement, such as a letter from the property management company or a land title document showing TN as the owner of the rental site.

Further, the Canada post tracking number provided as evidence indicated a person with the initials AZ signed for the documents.

In light of the above, I decline to hear the matter. As I am not satisfied that the tenant has named or served the landlord. Therefore, I dismiss the tenant’s application 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: February 15, 2016

Residential Tenancy Branch

