



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNL, FF

### Introduction

This was an application for an Order cancelling a Landlord use Notice to End a Tenancy and for compensation equivalent to two month's rent. Only the applicants attended the teleconference hearing.

### Issue(s) to be Decided

Are the tenants entitled to compensation?

### Preliminary matters:

The tenants did not serve the landlord with this application. They testified that the landlord sold his home and that they had no forwarding address. They knew the landlord's son's email address but he would not provide his or the landlord's mailing address. The tenant's interim application for substituted service by way of emailing the landlord's son was denied on October 13, 2016.

### Analysis

As the tenants have not provided any newer evidence since the interim decision refusing to grant them permission to serve the landlord via email to his son, I am not able to grant the tenants an order permitting them to serve the landlord in any alternative way than already prescribed in sections 88 and 89 of the Act.

As the tenants have not served the landlord with this application I must dismiss it with leave to reapply.

### Conclusion

I have dismissed the tenants' application with leave to reapply. There will not be any recovery of the filing fee.

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: November 14, 2016

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Residential Tenancy Branch