



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD MNDC FF

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, received at the Residential Tenancy Branch on June 1, 2016 (the "Application"). The Tenant applied for the following relief pursuant to the *Residential Tenancy Act* (the "Act"):

- an order for money owed or compensation for damage or loss;
- an order that the Landlord to return all or part of the security deposit or pet damage deposit; and
- an order allowing recovery of the filing fee.

The Tenant attended the hearing on her own behalf and provided a solemn affirmation. The Landlord did not attend the hearing.

At the outset of the hearing, the Tenant testified that she served the Landlords with her Application package, including the Notice of a Dispute Resolution Proceeding and her documentary evidence, at the address of the rental property. However, the Tenant advised that the Landlords reside and carry on business in Edmonton, Alberta. Accordingly, I find there is insufficient evidence before me to conclude the Landlords have been served with the Tenant's Application package in accordance with the *Act*. Therefore, I order that the Tenant's Application is dismissed with leave to reapply.

Conclusion

I order that the Tenant's Application is dismissed with leave to reapply. This order is not an extension of any applicable limitation period.

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 22, 2016

Residential Tenancy Branch