



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

INTERIM DECISION

Dispute Codes MND MNR MNDC MNSD FF

Introduction

This hearing convened pursuant to monetary claims by the tenants and the landlord. The landlord, counsel for the landlord and one tenant called in to the teleconference hearing.

Preliminary Issue – Adjournment

At the outset of the hearing, the tenant stated that she did not receive the landlord's evidence, only their application for dispute resolution. The landlord could not provide sufficient evidence to establish that they served the tenant with their evidence. I determined that it was appropriate to adjourn the hearing to allow the landlord to serve their evidence on the tenant.

The tenant provided a new address for service of documents, which I have noted on the front page of this interim decision. The landlord may serve the tenant by registered mail at this address. The tenant will be deemed served with any documents five days after they are sent by registered mail to this address, regardless of whether or not the tenant picks up the mail.

The tenant stated that she intends to call the new owner of the rental property as a witness. The landlord expressed concern about identifying the new owner over the telephone, and for that reason requested an in-person hearing. The tenant responded that it would be extremely difficult for both her and the new owner, who has a new baby, to travel to attend an in-person hearing. I informed the tenant in the hearing that it was her responsibility to provide sufficient evidence to establish the identity of the new owner. I have determined that an in-person hearing is not necessary in this case.

Conclusion

The hearing will reconvene as a teleconference hearing on the date and time set out in the accompanying notice of hearing.

It is open to the parties to submit further evidence before the reconvened hearing. All evidence must be submitted and served in accordance with the Rules of Procedure.

This interim 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: December 1, 2016

Residential Tenancy Branch