



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

INTERIM DECISION

Dispute Codes

MNR; MNDC; MNSD; OPT; LAT; SS; O

Introduction

This matter was convened to consider the Tenants' Application for Dispute Resolution seeking a monetary award; return of the security deposit; an Order of Possession for the Tenants; authorization to change the locks to the rental unit; an Order that the Tenants may serve the Landlords in a manner different than required by the Act; and other undisclosed Orders.

At the outset of the Hearing, the Landlord JX's agent AL stated that JX is out of the country and not expected to return until after March 15, 2017. She stated that "someone put some paper in the mail box addressed to [the Landlord TC]" at the rental unit, but that it was not discovered until February 14, 2017. AL stated that this did not give the Landlord time to collect and serve evidence before the Hearing.

In addition to the above, the Tenants have moved out of the rental unit and have not provided a new address for service of documents. During the Hearing, the Tenant TC provided a new address for service for both of the Tenants.

AL also provided an address for service of the Landlord/owner JX. The Landlord JX was added to the list of Respondents.

This matter was adjourned to March 29, 2017, at 1:30 p.m. in order to allow the Landlord to serve the Tenants with his documentary evidence. The parties were advised that they would receive a new Notice of Hearing document from the Residential Tenancy Branch. The Landlord JX must attend the Hearing on March 29, 2017, or have an agent appear on his behalf.

I ordered that the Landlords provide the Tenants with their documentary evidence by March 20, 2017, and that the Tenants provide any rebuttal evidence within 5 days of receipt of the Landlords' documents.

The parties confirmed the following information during the Hearing:

- The Tenants moved into the rental unit on September 15, 2016;
- Monthly rent is \$1,600.00, due on the first day of each month;
- The Tenants paid a security deposit in the amount of \$800.00;
- Rent was paid in full for the month of November, 2016; and
- The locks on the rental unit were changed on December 3, 2016.

Conclusion

This matter is adjourned to March 29, 2017, at 1:30 p.m., via teleconference. Copies of a Notice of Hearing with the sign-in codes are herewith provided to both parties.

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 21, 2017

Residential Tenancy Branch