



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF

Introduction

The tenants apply to recover a security deposit, doubled pursuant to s. 38 of the *Residential Tenancy Act* (the “Act”).

The landlord did not attend the hearing within fifteen minutes after its scheduled start time. The landlord filed no material.

The tenant Mr. M.D. testifies that he served the landlord with the application and notice of hearing by placing them in the landlord’s mailbox on Friday, March 24, 2017.

The tenants’ application is for a monetary award. Section 89 of the *Act* prescribes permitted methods of service for monetary claims. Leaving a copy of the application in a landlord’s mailbox is not a permitted method of service.

The tenants have failed to show the landlord has been duly served. The application must be dismissed, with leave to re-apply.

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: March 30, 2017

Residential Tenancy Branch