



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC MNSD OLC FF

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, dated November 25, 2017 (the "Application"). The Tenant applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- a monetary order for money owed or compensation for damage or loss;
- an order that the Landlord return all or part of the security deposit or pet damage deposit;
- an order that the Landlord comply with the *Act*, regulation and/or the tenancy agreement; and
- an order granting recovery of the filing fee.

The Tenant attended the hearing on his own behalf and provided affirmed testimony. The Landlord did not attend the hearing.

At the beginning of the hearing, the Tenant testified he served the Landlord with the Application package by regular mail at the dispute address. He indicated that he had assumed the Landlord would receive it there.

Section 89 of the *Act* stipulates the ways in which an application for dispute resolution must be served on a party. Regular mail is not an accepted method of service. Accordingly, I dismiss the Tenant's Application, with leave to reapply for the relief sought at a later date. This is not an extension of any statutory deadline.

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: May 30, 2017

Residential Tenancy Branch