



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MND, MNR, MNSD, FF, O

### Introduction

This hearing was convened by way of conference call concerning an application made by the landlord seeking a monetary order for damage to the unit, site or property; a monetary order for unpaid rent or utilities, for an order permitting the landlord to keep all or part of the pet damage deposit or security deposit, and to recover the filing fee from the tenants for the cost of the application.

The landlord attended the hearing with a translator, however no one for the tenants attended the call. The landlord testified that the tenants were individually served with the Landlord's Application for Dispute Resolution and notice of this hearing on May 3, 2017 by regular mail. The *Residential Tenancy Act* requires a party who makes a monetary claim to serve the other parties individually and one of the methods permitted is by registered mail. The *Act* does not allow for service by regular mail, and therefore I dismiss the landlord's application with leave to reapply.

### Conclusion

For the reasons set out above, the landlord's application is hereby dismissed with leave to reapply.

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: June 08, 2017

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Residential Tenancy Branch