



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, RPP

Introduction

The tenant, represented by his mother Ms. W., applies for an order returning personal property or its value, removed from the rental unit by the landlord during the currency of this tenancy.

Neither landlord attended for the hearing within 30 minutes of its scheduled start time.

Ms. W. testifies that the landlords were served by registered mail to an address provided in a written tenancy agreement. The mail was returned by the post office, marked “no such address.” After that, she says, she gave the documents to a health worker, Mr. B.M. who personally served “the landlord.”

The tenant has not provided a copy of the tenancy agreement indicating an address for the landlord. Mr. B.M. has not provided any proof of service of the application on the landlords.

In these circumstances I find that service of the application and notice of hearing on either landlord respondent has not been proved. The application is therefore 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: June 15, 2017

Residential Tenancy Branch