



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding NPR GP INC; Northview Management; and Real Estate Investment Trust
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes Landlord: MNR, MNSD, FF
Tenant: O, SS, FF

Introduction

This hearing dealt with cross Applications for Dispute Resolution with both parties seeking monetary orders.

The hearing was conducted via teleconference and was unattended.

While I note that the original hearing was scheduled for September 1, 2017 at 1:30 it had been rescheduled to September 5, 2017 at 1:30. Notification of the rescheduled hearing was sent to both parties directly from the Residential Tenancy Branch (RTB). I also note that there are no audit notes on the files that indicate either the tenant or the landlords contacted the RTB at any time since either hearing time to indicate that they had not been able to participate in either hearing time.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to a monetary order for unpaid rent; for all or part of the security deposit and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 38, 45, 67, and 72 of the *Residential Tenancy Act (Act)*.

It must also be decided if the tenant is entitled to substituted service order; a return of some rent paid and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 67, and 72 of the *Act*.

Conclusion

In the absence of both parties to present their respective claims, I dismiss both Applications for Dispute Resolution 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: September 06, 2017

Residential Tenancy Branch