



# Dispute Resolution Services

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## Residential Tenancy Branch Office of Housing and Construction Standards

A matter regarding STRATTON VENTURES LTD  
and [tenant name suppressed to protect privacy]

### **DECISION**

Dispute Codes MNR MNSD MNDC FF

This hearing dealt with the Landlords' Application for Dispute Resolution, received at the Residential Tenancy Branch on May 29, 2017 (the "Application"). The Landlords applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- a monetary order for unpaid rent or utilities;
- an order allowing the Landlords to retain all or part of the security deposit or pet damage deposit;
- a monetary order for money owed or compensation for damage or loss; and
- an order granting recovery of the filing fee.

The Landlords were represented at the hearing by D.H., an agent, who provided a solemn affirmation at the beginning of the hearing. The Tenants did not attend the hearing.

On behalf of the Landlord, D.H. testified the Application package was served on the Tenants by registered mail on June 1, 2017. A Canada Post receipt was provided in support. However, D.H. confirmed the Application package was sent to the dispute address as no forwarding address has been provided by the Tenants. Further, D.H. confirmed his understanding that the Tenants did not received the Application package.

In this case, I find the Tenants were not served with the Application package in accordance with the *Act*. As a result, I dismiss the Application, 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: November 14, 2017

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Residential Tenancy Branch