



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes MND FF

This hearing dealt with the Landlords' Application for Dispute Resolution, made on November 11, 2017 (the "Application"). The Landlords applied for the following relief, pursuant to the *Residential Tenancy Act*:

- a monetary order for damage to the unit, site, or property; and
- an order granting recovery of the filing fee.

R.M. attended the hearing on behalf of both Landlords and provided affirmed testimony. The Tenant did not attend the hearing.

At the outset of the hearing, R.M. testified the Tenant was served with the Application package by registered mail at the rental address. In support, the Landlords submitted a Canada Post registered mail receipt, dated November 22, 2017. However, the Application indicated the Tenant vacated the rental unit on October 18, 2017, more than a month earlier. When I expressed concern about service of the Application package on the Tenant at the rental address, R.M. testified that the Landlords did so based on the Tenant's written request. R.M. was unable to refer me to documentary evidence in support of this assertion.

I find I am not satisfied the Tenant was served with the Application package in accordance with the *Residential Tenancy Act*. Accordingly, the Application is dismissed. The Landlords are granted leave to reapply for the relief sought a later date. This is not an extension of any statutory limitation period.

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 25, 2018

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Residential Tenancy Branch