



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNDC MNR OPL OPR FF

This hearing dealt with the Landlords' Application for Dispute Resolution, made on July 12, 2018, as amended on July 24 and August 14, 2018 (the "Application"). The Landlords applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- a monetary order for money owed or compensation for damage or loss;
- a monetary order for unpaid rent or utilities;
- an order of possession based on a notice to end tenancy for landlord's use of property;
- an order of possession for unpaid rent or utilities; and
- an order granting recovery of the filing fee.

The Landlords attended the hearing at the appointed date and time, and provided affirmed testimony. The Tenant did not attend the hearing.

During the hearing, the Landlords confirmed the Tenant was not served with the Application package and subsequent amendments in accordance with the *Residential Tenancy Act*. Principles of procedural fairness and natural justice require that a party against whom a claim is made be aware of proceedings and be given an opportunity to respond in a meaningful way. As the Tenant did not receive the above documents, I find that the Application is dismissed, with leave to reapply. This is not an extension of any applicable 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: September 6, 2018

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Residential Tenancy Branch