



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding METRO VANCOUVER HOUSING
CORPORATION and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes FFL, MNRL-S

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution filed by the Landlord on June 26, 2019 (the “Application”). The Landlord sought to recover unpaid rent, to keep the security and/or pet damage deposit and reimbursement for the filing fee.

The Agent attended the hearing for the Landlord. Nobody attended the hearing for the Tenant. I explained the hearing process to the Agent who did not have questions when asked. The Agent provided affirmed testimony.

The Landlord submitted evidence prior to the hearing. The Tenant did not. I asked the Agent about service of the hearing package. The Agent testified that the hearing package was served by registered mail but was not able to provide any further details about service. The Landlord had not submitted evidence about service prior to the hearing.

Pursuant to rule 3.5 of the Rules of Procedure (the “Rules”), applicants must demonstrate to the satisfaction of the arbitrator that the respondent was served with the Notice of Dispute Resolution Proceeding Package and all evidence.

In the absence of further details about service of the hearing package, I was not satisfied that the Tenant was served in accordance with the *Residential Tenancy Act* (the “Act”) and Rules. Therefore, I dismissed the Application with leave to re-apply. This decision does not extend any time limits set out in the *Act*.

Conclusion

The Application is dismissed with leave to re-apply. This decision does not extend any time limits set out in the *Act*.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Act*.

Dated: October 07, 2019

Residential Tenancy Branch