



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ALS PROPERTY MANAGEMENT and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC MNSD FF

This hearing was convened because of the Tenants' Application for Dispute Resolution, made on July 5, 2019 (the "Application"). The Tenants 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;
- an order that the Landlord return all or part of the security deposit and/or pet damage deposit; and
- an order granting recovery of the filing fee.

The Tenants attended the hearing. A.H. and M.M. provided affirmed testimony but J.W. did not participate during the hearing. The Landlord was not represented at the hearing.

On behalf of the Tenants, A.H. testified the Application package and documentary evidence were served on the Landlord by registered mail on July 15, 2019. A Canada Post registered mail receipt was submitted in support. However, these documents were served on a corporate entity, not the individual landlord named in the tenancy agreement. As the Tenants did not name the correct party, A.H. advised that the Tenants wished to withdraw the Application. I grant the Tenants' request and consider this Application withdrawn. The Tenants are granted leave to reapply for the relief sought at a later date at their discretion. This is not an extension of any statutory deadline.

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: October 21, 2019

Residential Tenancy Branch