



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD

This hearing was convened pursuant to the Tenants' Application for Dispute Resolution, made on June 15, 2019 (the "Application"). The Tenants applied for an order that the Landlords return all or part of the security deposit and/or pet damage deposit, pursuant to the *Residential Tenancy Act*.

A.A.L. attended the hearing on behalf of both Tenants and provided affirmed testimony. The Landlords did not attend the hearing.

On behalf of the Tenants, A.A.L. initially stated that the Landlords' address was unknown. This is reflected in the Application submitted. A.A.L. then testified the Landlords were served with the Application package and provided a signature confirming receipt. However, proof of service of the Application package was not submitted into evidence. As a result, I find there is insufficient evidence before me to conclude the Tenants served the Landlords with the Application package and supporting evidence in accordance with sections 88 and 89 of the *Residential Tenancy Act*.

In addition, it appears the Application addresses two tenancies. The evidence submitted suggests that each of the Tenants are requesting the return of a security deposit but that the amounts claimed differ.

In light of the above issues with the Application, I find it is appropriate to order that the Application is dismissed 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: October 8, 2019

Residential Tenancy Branch