



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FFL MNDCL-S MNRL-S

Introduction

This hearing was scheduled to convene at 1:30 p.m. this date by way of conference call concerning an application made by the landlords seeking a monetary order for unpaid rent or utilities; a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; an order permitting the landlords to keep all or part of the pet damage deposit or security deposit; and to recover the filing fee from the tenants for the cost of the application.

One of the landlords attended the hearing and represented the other landlord. However, the line remained open while the telephone system was monitored for 10 minutes and no one for the tenants joined the call.

The landlord advised that the tenants were individually served with the Application for Dispute Resolution and notice of this hearing (the Hearing Package) by registered mail on September 13, 2019 to the forwarding address provided by the tenants, but did not serve any of the landlords' evidentiary material.

The *Residential Tenancy Act* and Residential Tenancy Branch Rules of Procedure require that any evidence that a party relies on at a hearing must be provided to the other party prior to the hearing, even if the party already has a copy. Since the landlords have not served any evidence to either of the tenants, I dismiss the landlords' application with leave to reapply.

I have made no findings of fact or law with respect to the merits of this application.

Conclusion

For the reasons set out above, the landlords' application is hereby 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: January 09, 2020

Residential Tenancy Branch