



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

CORRECTION OF A DECISION

Section 78 of *Residential Tenancy Act* (the *Act*) enables the Residential Tenancy Branch to correct typographic, grammatical, arithmetic or other similar errors in a decision or order or deal with an obvious error or inadvertent omission in a decision or order.

In my original decision, I found that I could not confirm service of the Notice of Direct Request Proceeding to each of the landlords individually, in accordance with sections 71 and 89 of the *Act* or Policy Guideline #12.

Tenant J.S has submitted a Request for Correction of a decision dated March 17, 2020 to correct a typing error and an inadvertent omission. Tenant J.S. states:

“The original Residential Tenancy Agreement signed on October 26, 2018 was signed by both landlords with one address. Thus, it is indisputable the landlords reside at the same residence or the form was incorrectly filed. If the landlords reside at separate addresses they are required to indicate this fact on the residency tenancy agreement for proper processing.”

[Reproduced as written]

When an Application for Dispute Resolution by Direct Request names two respondents, each respondent must be served individually. This means that two separate envelopes containing the Notice of Direct Request Proceeding should be sent (one to each landlord) even if they reside at the same address.

I find that the tenants sent only one envelope addressed to both landlords, which is not in accordance with the *Act*, the Rules of Procedure, or the Policy Guideline. For this reason, I decline to make any correction and I confirm my original decision.

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: March 24, 2020

Residential Tenancy Branch