



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **INTERIM DECISION**

Dispute Codes      OPR, MNDCL-S, MNRL-S

This hearing dealt with an Application for Dispute Resolution by the Landlord filed under the *Residential Tenancy Act* (the “Act”), to enforce a 10-Day Notice to End Tenancy for Unpaid Rent (the “Notice”), dated March 4, 2020, for a monetary order for damages or compensation under the *Act*, a monetary order for unpaid rent, and for permission to retain the security deposit. The matter was set for conference call.

The Landlord attended the hearing and was affirmed to be truthful in their testimony. As the Tenants did not attend the hearing, service of the Notice of Dispute Resolution Hearing documentation was considered. The Landlord testified that they served the Tenants with the Notice of Hearing documents by Canada Post Registered mail but was unable to testify to the date the registered mail was sent or the tracking number. I find that the Landlord has not satisfied me that the Tenants had been duly served with the Notice of Hearing in accordance with the *Act*.

The Landlord requested an adjournment in order to provide additional time prepare to support their claim that the Notice of hearing documents had been served in accordance with the *Act*.

I find an adjournment is appropriate in the circumstances.

## **Conclusion**

I grant the Landlord's request and order that:

1. The hearing scheduled at 11:00 a.m. (Pacific Time) on June 8, 2020, is adjourned to a date and time to be set by the Residential Tenancy Branch in the attached notice of hearing documents.

2. No additional documentary or digital evidence regarding the Landlords' application may be submitted by the Landlords.
3. No amendments may be made to the Landlords' Application.
4. The Tenants may submit documentary or digital evidence regarding the Landlords' claim against them.
5. The Tenants may submit a cross application.

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: June 8, 2020

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Residential Tenancy Branch