



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      FFT, OLC, MNDCT, LRE

### Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking an order that the landlords comply with the *Act*, regulation or tenancy agreement; a monetary order for money owed or compensation for damage or loss under the *Act* or the tenancy agreement; an order limiting or setting conditions on the landlords' right to enter the rental unit; and to recover the filing fee from the landlords for the cost of the application.

The application names a landlord company as well as an individual landlord. An agent for the landlord company, as well as the individually named landlord attended the hearing, and the individual landlord was also accompanied by her spouse. The tenant also attended.

During the course of the hearing the parties agreed that the individually named landlord has not been served with the tenant's evidentiary material or the Hearing Package. Where a party names more than one respondent in an Application for Dispute Resolution claiming monetary compensation, all respondents must be individually served.

However, also during the course of the hearing, the parties agreed that the landlords will mark two parking spots as designated to the tenant as per the tenancy agreement and that one of the spots will be on the pavement of the parking area.

The parties did not agree to any other orders and given that the landlords have not been served in accordance with the *Residential Tenancy Act*, I dismiss the balance of the tenant's application with leave to reapply.

Conclusion

For the reasons set out above, and by consent, I hereby order the landlords to mark two parking spots as designated to the tenant, and that one of the parking spots be located on pavement within the parking area.

The balance of the tenant's 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: July 24, 2020

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Residential Tenancy Branch