



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDCT, FFT

This matter was set for a conference call hearing at 1:30 p.m. on this date. The tenant participated in the hearing, the landlord did not. The tenant testified that she served the landlord the Notice of Hearing Documents and the Application by way of email on April 2, 2020 in compliance with the Director's Order as a result of the COVID – 19 pandemic. The tenant testified that she emailed the landlord and has proof that they were aware of this hearing, however the tenant did not provide that evidence for this hearing. In addition, the tenant advised me of the landlord's email address that she served the documents to but it did not match her documentary evidence. As a result of this discrepancy I am not satisfied that the landlord has been served notice of this hearing, accordingly; I dismiss the tenant's application with leave to reapply. Leave to reapply is not an extension of any applicable limitation period.

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: August 06, 2020

Residential Tenancy Branch