



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

MNDC MND MNR FF

Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution. The participatory hearing was held, by teleconference, on August 24, 2020. The Landlord applied for multiple remedies, pursuant to the *Residential Tenancy Act* (the "Act").

The Landlord provided testimony at the hearing. The Tenants did not attend the hearing. During the hearing, the Landlord explained that the tenancy ended on March 10, 2018, the day the Tenants moved out. The Landlord filed this application on April 15, 2020. As stated in the hearing, the Landlord was required to submit his application within 2 years after the end of the tenancy, as per the following portion of the Act:

60 (1) If this Act does not state a time by which an application for dispute resolution must be made, it must be made within 2 years of the date that the tenancy to which the matter relates ends or is assigned. [emphasis added]

In this case, the Landlord failed to apply within the appropriate time period, and I dismiss the Landlord's application accordingly.

Conclusion

The Landlord's application is dismissed, in full, without leave.

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 24, 2020

Residential Tenancy Branch