



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### Dispute Codes:

RP and FFT

### Introduction

This hearing was convened in response to the Tenants' Application for Dispute Resolution, in which the Tenants applied for an Order requiring the Landlord to make repairs to the rental unit and to recover the fee for filing this Application for Dispute Resolution.

### Issue(s) to be Decided

Is there a need to issue an Order requiring the Landlord to repair or replace the washing machine?

### Background and Evidence

The Tenant stated that he did not serve the Landlord with the Dispute Resolution Package or any evidence.

The male Landlord stated that he only became aware of the hearing after he received information directly from the Residential Tenancy Branch.

### Analysis

On the basis of the undisputed evidence, I find that the Tenant did not serve the Landlord with Application for Dispute Resolution. As the Landlord was not served with the Application for Dispute Resolution in accordance with section 89 of the Residential Tenancy Act (Act), I am unable to consider the issues in dispute in the Application for Dispute Resolution.

Conclusion

The Application for Dispute Resolution is dismissed, with leave to reapply. The Tenant retains the right to file another Application for Dispute Resolution if the parties are unable to resolve the issue with the washing machine.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Act*.

Dated: February 05, 2021

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Residential Tenancy Branch