



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Capilano Property Management Services  
Ltd. and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNR

### Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution filed by the Tenant on February 07, 2021 (the “Application”). The Tenant applied to dispute a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated February 05, 2021 (the “Notice”).

P.C. and N.C., the Tenant’s parents, appeared at the hearing for the Tenant. Nobody appeared at the hearing for the Landlord. I explained the hearing process to P.C. and N.C. P.C. provided affirmed testimony.

The Tenant submitted evidence prior to the hearing. The Landlord did not submit evidence. I addressed service of the hearing package and Tenant’s evidence. P.C. testified that the hearing package and Tenant’s evidence was not sent to the Landlord or served on the Landlord.

The hearing package had to be served on the Landlord pursuant to section 59(3) of the *Residential Tenancy Act* (the “Act”) and rule 3.1 of the Rules of Procedure. Given the hearing package was not served on the Landlord, the Application is dismissed with leave to re-apply. This decision does not extend any time limits set out in the *Act*.

### Conclusion

The Application is dismissed with leave to re-apply. This decision does not extend any time limits set out in the *Act*.

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: May 10, 2021

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Residential Tenancy Branch