



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding ROYAL LEPAGE PREFERRED  
REALTY and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      RR, RP, FFT

This matter was set for a conference call hearing at 9:30 a.m. on this date. Both parties participated in the hearing. JA testified that she was not served notice of this hearing from the tenant, but only through a courtesy reminder email on October 8, 2021 from the Branch that a hearing was scheduled for this date. The tenant confirmed that he did not serve the landlord the Notice of Hearing Package and Application for this hearing. The reminder email from the Branch is simply a courtesy to the parties and not a substitute for the requirements that an applicant must complete as part of serving their application. The tenant was unable to satisfy me that the landlord had been served the Notice of Hearing Documents in accordance with Section 89 of the Act and as a result, 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: October 14, 2021

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Residential Tenancy Branch