



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNRL, MNDCL, MNDL, FFL

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. A Monetary Order for unpaid rent - Section 67;
2. A Monetary Order for compensation - Section 67; and
3. An Order to recover the filing fee for this application - Section 72.

No Tenant attended the hearing.

The Landlord states that they have not received a forwarding address from Tenant TN and do not know where this Tenant resides. The Landlord states that Tenant TN was served with the application for dispute resolution, notice of hearing and evidence (the “Package”) by registered mail to this person’s place of business and in person to an employee. The Landlord confirms that the second named Tenant CVC, a company, is not named as a Tenant in the tenancy agreement.

Section 89(1) of the Act provides that an application for dispute resolution or a decision of the director to proceed with a review under Division 2 of Part 5, when required to be given to one party by another, must be given in one of the following ways:

- (a) by leaving a copy with the person;
- (b) if the person is a landlord, by leaving a copy with an agent of the landlord;
- (c) by sending a copy by registered mail to the address at which the person resides or, if the person is a landlord, to the address at which the person carries on business as a landlord;

(d)if the person is a tenant, by sending a copy by registered mail to a forwarding address provided by the tenant;

(e)as ordered by the director under section 71 (1) [*director's orders: delivery and service of documents*];

(f)by any other means of service provided for in the regulations.

Based on the Landlord's evidence that they did not serve Tenant TN in any method provided under the Act I dismiss the application against this Party with leave to reapply. Leave to reapply is not an extension of any limitation date.

As Tenant CVC is not the company named as a tenant under the tenancy agreement, I find that the Landlord may not name this company as a Party to the dispute. I therefore dismiss the application against this company without leave to reapply.

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: November 19, 2021

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Residential Tenancy Branch