



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **CNC, OLC, MNDCT, FFT**

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants filed under the *Residential Tenancy Act* (the “Act”) to cancel a One Month Notice to End Tenancy for Cause, (the “Notice”), for compensation for monetary loss or other money owed, to have the landlord comply with the Act, and to recover the cost of the filing fee.

Both parties appeared. At the outset of the hearing the tenants stated they vacated the rental unit on June 15, 2022. I find the tenancy has legally ended and I do not need to consider the merits of the Notice.

The landlord’s agent stated that they did not receive the full hearing package or the evidence. The tenants indicate it was sent by email. The tenants did not provide a copy of the email showing the hearing package was attached or the digital evidence which consist of over 214 files. Therefore, I am not satisfied that the landlord was properly served.

Further, I find the tenants have not complied with the Residential Tenancy Branch Rules of Procedure 3.7 any evidence must be organized, clear and legible. The tenants have filed over 214 digital files all which are labelled “screenshot” no description of the documents were provided, as an example of a properly described file is “living room photo 1”.

Based on the above, I find I must dismiss the balance of the tenants’ application with leave to reapply.

At the hearing it was determined that if any future application is served upon the landlord it must be served by registered mail or personal service.

Conclusion

The tenants' application to cancel the Notice and to recover the filing fee is dismissed. The balance of the tenants' application is dismissed with 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 *Residential Tenancy Act*.

Dated: July 25, 2022

Residential Tenancy Branch