



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

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## DECISION

Dispute Code: MNDCT

### Introduction

The tenant sought compensation under the *Residential Tenancy Act* ("Act"). The tenant and one of the landlords attended the dispute resolution hearing on September 1, 2022.

### Preliminary Issue: Service of Notice of Dispute Resolution Proceeding

The tenant testified that she served the *Notice of Dispute Resolution Proceeding* by "leav[ing] these documents in the patio table of the respondent's residence because the respondents did not answer the applicant's knocks on the door." A photograph of the pile of documents resting on the patio table was submitted into evidence.

Section 89(1) of the Act lists specific methods by which a copy of an application for dispute resolution (in the form of a *Notice of Dispute Resolution Proceeding* provided by the Residential Tenancy Branch) must be served on a respondent. Serving a notice by leaving it on a patio table is not an acceptable or permitted method of service.

**Since the tenant did not serve the respondents in compliance with the Act, I am unable to consider the tenant's application. Therefore, the tenant's application is dismissed, with leave to reapply.**

This decision is made on delegated authority under section 9.1(1) of the Act.

Dated: September 2, 2022

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Residential Tenancy Branch