



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR-MT, RR RP, LRE, OLC, FFT

This hearing was convened as a result of the Tenant's Application for Dispute Resolution made on January 18, 2023. The Tenant applied for the following relief, pursuant to the Residential Tenancy Act (the Act):

- an order cancelling a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities;
- an order granting an extension of time to dispute a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities;
- an order reducing rent for repairs, services or facilities agreed upon but not provided;
- an order that the Landlord make repairs to the unit, site, or property;
- an order suspending or setting conditions on the Landlord's right to enter the rental unit; and
- an order that the Landlord comply with the Act, Residential Tenancy Regulation, and/or the tenancy agreement; and
- an order granting recovery of the filing fee.

The Tenant attended the hearing and was accompanied by KK, a witness. The Tenant and KK provided a solemn affirmation at the beginning of the hearing. The Landlord did not attend the hearing.

The Tenant testified the Notice of Dispute Resolution Proceeding package was served on the Landlord by leaving a copy at the Landlord's door. Section 89 of the Act confirms that this is not an approved method of service of these documents. As these documents were not served in accordance with the Act, and the Landlord did not attend the hearing, I find that the Tenant's application is dismissed with leave to reapply. This is not an extension of any time limit established under the Act.

I also note the Tenant advised during the hearing that she is in the process of moving out of the rental unit.

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: February 27, 2023

Residential Tenancy Branch