



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes MNETC

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant filed under the *Residential Tenancy Act* (the “Act”), for compensation pursuant to section 51 of the Act, 12 times the monthly rent, because my tenancy ended pursuant to section 49 of the Act, and the landlord or purchaser has not complied with the Act or used the rental for the stated purpose.

Only the tenant appeared. The tenant stated they tried to serve the respondent by registered mail; however, it was returned do to a postal code error.

In this case, it appears the tenant has not listed the respondent correctly as they have combined two names together. Each respondent must be properly identified and served separately in accordance with section 89 of the Act. As the Application was not properly completed and service was not perfected, I find I must dismiss the tenant’s application 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: February 23, 2023

Residential Tenancy Branch