



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Riverdale Trailer Court LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes

RR, OLC, MNDC

Introduction

This hearing was scheduled in response to the tenants' Application for Dispute Resolution, in which the tenant requested the landlord complete repairs to the rental unit and an order the landlord comply with the Act. The tenant applied for dispute resolution on September 25, 2017 and then amended the application on October 6, 2017 to add the monetary claim.

The tenant said that the landlord was served with the hearing documents by registered mail. The tenant could not locate the registered mail receipt or tracking number during the 11 minute duration of the hearing. The tenant could not recall the date the mail was sent to the landlord.

As the tenant was unable to provide detailed information on service of notice of the hearing to the landlord I determined that the application must be dismissed with leave to reapply. In the absence of any evidence of the date of service and the Canada Post registered mail details service could not be proven. The landlord was not present at the hearing.

Conclusion

Service to the landlord is not proven.

The application is dismissed with leave to reapply within the legislated time limit.

This decision is final and binding and is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Manufactured Home Park Tenancy Act*.

Dated: December 11, 2017

Residential Tenancy Branch