



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 6-4 BUILDING MAINTENANCE  
LTD. and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      MNETC FFT

### Introduction and Analysis

This hearing dealt with the tenants' Application for Dispute Resolution (application) seeking remedy under the *Manufactured Home Park Tenancy Act* (Act) for a monetary order in the amount of \$14,137.79 for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, and to recover the cost of the filing fee.

The tenants attended the teleconference hearing. The parties were affirmed, and the tenants admitted that they used the incorrect unit number on their application.

Both parties have the right to a fair hearing. As the tenants used the incorrect address for the rental unit, I find that the landlord has not been properly served as required by the Act. Therefore, **I dismiss** the tenants' application **with leave to reapply** as I am not satisfied that the landlord has been sufficiently served in a manner provided for under the Act, which includes the correct site number of the tenants. I note this decision does not extend any applicable time limits under the Act.

### Preliminary and Procedural Matters

The tenants confirmed their email address and stated that they were not aware of the landlord's email address. As a result, the decision will be emailed to the tenants and sent by regular mail to the landlord.

### Conclusion

The tenants' application is dismissed with leave to reapply due to a service issue.

This decision does not extend any applicable time limits under the Act.

This decision will be emailed to the tenants and sent by regular mail to the landlord.

The filing is not granted due to the service issue.

This decision is final and binding on the parties, unless otherwise provided under the Act, 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: May 14, 2021

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Residential Tenancy Branch