



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNETC, FFT

This hearing was convened as a result of the Tenants' Application for Dispute Resolution, made on November 20, 2022. The Tenants applied for compensation related to a Two Month Notice to End Tenancy for Landlord's Use of Property dated October 3, 2022 and to recover the filing fee, pursuant to the Residential Tenancy Act (the Act).

The Tenants were represented at the hearing by KS and CL, both of whom provided a solemn affirmation at the beginning of the hearing. The Landlord did not attend the hearing.

During the hearing, KS and CL confirmed that neither the owner of the rental property nor the property manager retained by the owner were served with a Notice of Dispute Resolution Proceeding package. Although the Tenants approached the property manager retained by the owner to request the owner's address for service, they did not provide it. As a result, I find that neither the owner of the rental property nor the property manager retained by the owner have served with notice of the hearing in accordance with section 89 of the Act, or at all.

Considering the above, I find that the Tenants' application is dismissed with leave to reapply. This is not an extension of any time limit established under the Act.

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: April 11, 2023

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Residential Tenancy Branch