



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

In matters of the *Residential Tenancy Act*, SBC 2002, c. 78, as amended or the *Manufactured Home Park Tenancy Act*, SBC 2002, c. 77, as amended

ORDER

Pursuant to sections 71(2)(b) and (c) of the *Residential Tenancy Act* and sections 64(2)(b) and (c) of the *Manufactured Home Park Tenancy Act*, I order that, until the resolution of the interface fire emergency described in Ministerial Order No. M245 dated July 7, 2017 (the “2017 Wildfires”) and unless the director otherwise orders:

- a document served by ordinary mail or registered mail in accordance with section 88 or 89 of the *Residential Tenancy Act* or section 81 or 82 of the *Manufactured Home Park Tenancy Act* is deemed to have been sufficiently served on the following dates:
 - if the address for service is in an area subject to an evacuation order related to the 2017 Wildfires:
 - 12 days after the issuance of the evacuation order for the area; or
 - five days after the evacuation order is rescinded; or
 - if the address for service is in an area where evacuation orders related to the 2017 Wildfires are issued and re-issued consecutively:
 - 12 days after the issuance of the last consecutive evacuation order for the area; or
 - five days after the last consecutive evacuation order for the area is rescinded; or
 - if the address for service was in an area to which Canada Post suspended mail delivery service as a result of the 2017 Wildfires, five days after resumption of mail service to the area; and
- a document of the type described in section 88 or 89 of the *Residential Tenancy Act* or section 81 or 82 of the *Manufactured Home Park Tenancy Act* is deemed to have been sufficiently served for the purposes of the applicable Act if:
 - an evacuation order or suspension of Canada Post mail delivery service as a result of the 2017 Wildfires makes service in a manner described in section 88 or 89 of the *Residential Tenancy Act* or section 81 or 82 of the *Manufactured Home Park Tenancy Act* impossible or unreasonable; and
 - the document is served on the person by email in one of the following ways:
 - the document is sent by email to the email address of the person to be served, and the person confirms receipt of the document in a response email, in which case the document is considered to have been received on the date the person confirms receipt;

- the document is sent by email to the email address of the person to be served, and the person responds to the email without identifying an issue with the transmission or viewing of the document, or with their understanding of the document, in which case the document is considered to have been received on the date the person responds to the email; or
- the document is sent by email to the email address that the person to be served routinely uses for correspondence regarding tenancy matters, in which case the document is deemed to have been served five days after it was sent to the person by email.

A handwritten signature in blue ink, appearing to read "K. Elder", is positioned above a horizontal line.

Dated: July 12, 2017

K. Elder, Executive Director