



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards  
Ministry of Housing and Social Development

## **DECISION AND REASONS**

Dispute Codes: MNR, MND, MNDC, MNSD, & FF

### Introduction:

This hearing dealt with an application by the landlord for a monetary claim relating to non-payment of rent, damage to the rental unit, costs for cleaning the rental unit and damage or loss suffered under the *Act* due to a breach of the *Act* by the tenant.

### Issue of Service:

The landlord attempted to serve the tenant at an address the landlord believes is the tenant's parent's residence. The landlord believes that the tenant is residing with her parents; however, was unable to provide any evidence to support this belief.

Section 89 of the *Act* states that if a tenant is being served by registered mail then it must be to an address at which the person resides.

In the absence of the tenant at this hearing and of any evidence to show that the tenant resides at the address used by the landlord I am not satisfied that the service requirements of section 89 have been met.

### Conclusion:

I have found that the landlord has not satisfied the service requirements of section 89 of the *Act*. I dismiss the landlord's application with leave to re-apply.

Dated March 06, 2009.

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Dispute Resolution Officer