



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPR, MNR, & FF

Introduction

This hearing was to deal with an application by the landlord seeking an Order of Possession and a monetary claim due to the tenant's failure to pay rent. The landlord appeared for the hearing and gave affirmed oral testimony. The tenant did not appear.

The landlord testified that the tenant was served with notice of this application and hearing by regular mail on October 13, 2010. This method of service is not sufficient to proceed with the landlord's application as section 89 requires that applications for Dispute Resolution seeking an Order of Possession and a monetary claim must be served either by registered mail or in person.

As the landlord has failed to serve the tenant in a manner required by section 89 of the *Act*, I dismiss this application with leave to re-apply.

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: November 15, 2010.

Dispute Resolution Officer