



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Public Safety and Solicitor General

## DECISION

Dispute Codes:

**OPR, MNR, MNDC, FF**

### Introduction

This hearing was scheduled in response to the landlord's Application for Dispute Resolution, in which the landlord has made application for an Order of possession, compensation for unpaid rent and damage or loss and to recover the filing fee from the tenant for the cost of this Application for Dispute Resolution.

The landlord provided affirmed testimony that the tenant was served with the Application for Dispute Resolution and Notice of Hearing via registered mail that was sent to the tenant at the rental unit address.

The landlord testified that the tenant paid rent for October, 2010 and left the unit by the end of that month without giving proper notice ending the tenancy. On December 19, 2010, the landlord served the tenant via registered mail, which was returned as unclaimed. On the returned mail an address in Edmonton was indicated on the envelope. The landlord stated that he believed the tenant was residing at that address with his girlfriend.

The tenant did not provide a forwarding address to the landlord and the landlord did not provide any evidence that led me to believe the service address was the residential address for the tenant.

Therefore, in the absence of evidence of service to an address where the tenant resides, the application is dismissed with leave to reapply.

### Conclusion

The application is dismissed with leave to reapply.

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 28, 2011.

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Residential Tenancy Branch