



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNDC, FF

Introduction

This hearing was scheduled to deal with the landlord's application for an Order of Possession for unpaid rent and a Monetary Order for unpaid rent and loss of rent. The tenants did not appear at the hearing. The landlord provided a registered mail tracking number as proof of service of the hearing documents and testified that he sent the hearing documents to both tenants in one envelope on May 11, 2011. The landlord testified that the registered mail was not picked up by either tenant. The landlord also stated that the tenants vacated the rental unit May 14, 2011 and the landlord has since regained possession of the unit.

Having heard the landlord has regained possession of the rental unit I did not give further consideration to the landlord's request for an Order of Possession.

I dismissed the landlord's monetary claim with leave to reapply as I was not satisfied the landlord served each respondent with the hearing documents as is required by the Act and Rules of Procedure. The landlord is at liberty to file another Application for Dispute Resolution within two years of the tenancy ending.

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: June 01, 2011.

Residential Tenancy Branch