

DECISION

Dispute Codes OPR, OPB, MNR, MNSD, FF

This is an application filed by the Landlord for an order of possession resulting from a 10 day notice to end tenancy for unpaid rent and a 1 month notice to end tenancy for cause being served on the Tenant. The Landlord is also seeking a monetary order request for unpaid rent and utilities, to keep all or part of the security deposit and recovery of the filing fee.

The Landlord attended the hearing by conference call, but the Tenant did not attend. The Landlord states that the Tenant was served with the notice of hearing documents by placing the notice and evidence between the door knob and the door jamb. The Landlord was unable to provide any proof of service. The Landlord stated that he had a witness to the service of the documents, but after waiting for a time so that the Landlord could have his witness call into the conference call hearing, the Landlord was unable to produce the witness for the hearing. Without any proof of service, I dismiss the Landlord's application 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: October 06, 2011.

Residential Tenancy Branch