



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNR, MNDC

### Introduction

This was an application by the tenant for an order cancelling a Notice to End Tenancy for unpaid rent and for a monetary order in the amount of \$1,800.00. The hearing was conducted by conference call. The tenant attended, but the landlord did not call in and did not participate. The tenant testified that he served that landlord by sliding a copy of the application for dispute resolution and Notice of Hearing under the door of the resident manager at the rental property.

### Conclusion

Section 88 and 89 of the *Residential Tenancy Act* set out the ways in which documents may be served pursuant to the Act. The Act requires that a landlord must be served with an application for dispute resolution by leaving a copy with an agent of the landlord or by sending a copy by registered mail to the address at which the landlord carries on business as a landlord. Sliding a copy under the door of the landlord's resident manager does not constitute proper service. In the absence of any acknowledgement of receipt by the landlord, the tenant's 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: October 05, 2011.

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Residential Tenancy Branch