

DECISION

Dispute Codes OPR, MNR, SS, FF

This matter was set for a conference call hearing at 2:00 p.m. on this date. The Landlord participated in the hearing, the Tenant did not. The Landlord states that they have not been in contact with the Tenant since March of 2010. The Landlord has attempted to make contact with the Tenant without success. The Landlord speculates that the Tenant has left the country. The Landlord has served the 10 day notice to end tenancy for unpaid rent by posting it on the door on October 27, 2011. The Landlord states that the Tenant was served the notice of hearing documents by registered mail on November 10, 2011 and has submitted the Canada Post Registered Mail Receipt in evidence. The Landlord was unable to satisfy me that the Tenant had been served the Notice of Hearing Documents in accordance with the Act and as a result, I dismiss the Landlord's application with leave to reapply. Leave to reapply is not an extension of any applicable limitation period.

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 28, 2011.

Residential Tenancy Branch