



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes SS

Introduction

The landlord has applied for an order allowing her to serve the tenant with the Notice of Hearing documents in a manner other than required by the Act.

Issue(s) to be Decided

Is the landlord entitled to the requested order?

Background and Evidence

In her application the landlord states as follows:

"C was a tenant who filed not to pay her rent for an emergency repair. She was informed of an inspection and moved out before I came. There was no repair and the file was fraudulent. The unit was a disgrace. Of course she has left no forwarding address or contact information clearly to avoid any service.

On her rental application she gave her parents' name, address and phone number. I have verified this information by directly speaking with her father. I am requesting substitute service to their address. In addition, her parents' address is on the rental cheques she gave me.

The landlord submitted copies of several rental cheques showing the address of her parents.

Analysis

The landlord has requested that she be permitted to serve the hearing documents in person to the address on the rental cheques.

Given that the landlord has verified that the parents of the tenant live at the address on the rental cheques and that the tenant has failed to provide the landlord with a forwarding address as she is required to do under the Act, I am satisfied that an order

allowing the landlord to serve the hearing documents on the tenant's parents is warranted.

Conclusion

I hereby order that the landlord may serve the Notice of Hearing documents in person at the address indicated on the attached order.

A copy of this decision together with the attached order must accompany the hearing documents at the time of service.

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*.