



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR,

Introduction

This matter dealt with an application by the Landlord for an Order of Possession and a Monetary Order for unpaid rent.

The Landlord's agent said she served the Tenant with the Application and Notice of Hearing (the "hearing package") by registered mail on March 28, 2012 to the rental unit address but it was returned to her unclaimed. The Landlord's agent admitted that when she inspected the rental unit on March 22, 2012 the Tenant had already vacated. In the circumstances, I find that the Tenant has not been served with the Landlord's hearing package and has no notice of these proceedings. Consequently, the Landlord's application for a Monetary Order is dismissed with leave to reapply. As the tenancy has ended, the Landlord's application for an Order of Possession is dismissed without 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: April 17, 2012.

Residential Tenancy Branch