



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

OPR, MNR, MND, MNDC, FF

Introduction

This hearing was scheduled in response to the landlord's Application for Dispute Resolution, in which the landlord has requested an Order of Possession for Unpaid Rent, a monetary Order for unpaid rent, compensation for damage to the property; damage or loss under the Act and to recover the filing fee from the tenant for the cost of this Application for Dispute Resolution.

The landlord provided affirmed testimony that on April 21, 2012; he served the tenant Notice of this hearing via registered mail to the rental unit address.

The landlord believes that the tenant has abandoned the unit as he has not been seen there for some time and the unit has been cleared of most of the tenant's belongings.

The landlord has checked the mailbox of the basement suite and the Canada Post registered mail notices have been left unclaimed.

Therefore, as the landlord believes the tenant has vacated the rental unit and service to the tenant of notice of this hearing has not been successfully completed, I find that the 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: May 09, 2012.

Residential Tenancy Branch