



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MNR FF

Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order for unpaid rent. Two agents for the landlord participated in the teleconference hearing.

At the outset of the hearing, the landlord stated that the tenant had moved out of the rental unit. The tenant failed to pay rent for March 2012, and on March 12, 2012 the landlord served the tenant with a notice to end tenancy for unpaid rent by posting the notice on the rental unit door. The landlord heard nothing from the tenant after that time. The landlord does not know when the tenant moved out.

The landlord served the tenant with the application for dispute resolution and notice of hearing by registered mail sent to the rental unit address. As the tenant no longer resides at the rental unit, the landlord did not comply with the service requirements under the Act and I find that the tenant was not served with notice of the hearing.

Conclusion

The landlord'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: May 7, 2012.

Residential Tenancy Branch