



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPR MNR

### Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order for unpaid rent. The tenant did not attend the teleconference hearing.

At the outset of the hearing, the landlord stated that the original tenant moved out in January 2012, and the remaining occupant vacated on May 7, 2012. I therefore dismissed the portion of the landlord's application regarding an order of possession.

### Preliminary Issue – Service of Notice of the Hearing

The landlord attempted to serve the tenant with the application for dispute resolution and notice of hearing by sending the hearing package to a post office box address that the tenant had provided in his lease application. The landlord stated that according to the Canada Post website, the package remained unclaimed.

I found that the tenant was not properly served with notice of the hearing in accordance with the Act. Accordingly, I dismissed the monetary portion of the landlord's claim with leave to reapply.

### Conclusion

The portion of the landlord's application regarding an order of possession is dismissed.

The landlord's monetary claim 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 24, 2012.

---

Residential Tenancy Branch