



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

SS, OPR, OPB, MNR, 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, a monetary Order for unpaid rent, substitute service and to recover the filing fee from the tenant for the cost of this Application for Dispute Resolution.

The landlord provided affirmed testimony that the tenant was served copies of the Application for Dispute Resolution and Notice of Hearing to her mailing address provided on the application for tenancy. A registered mail receipt and tracking number were provided as evidence of service.

The tenant vacated the unit sometime around June 02, 2012. She has not provided the landlord with a forwarding address.

The landlord confirmed that the registered mail which was sent to the last address given to the landlord by the tenant, at the start of the tenancy, was not successfully delivered.

As the tenant has not been either personally served with Notice of this hearing; and there is no evidence the tenant has been served by registered mail to the address where she resides, I find that the application is dismissed with leave to reapply.

The landlord did not have a plan in place in relation to possible substitute service; he has leave to reapply requesting substitute service

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: July 13, 2012.

Residential Tenancy Branch