



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR

Introduction

This hearing dealt with the Landlord's Application for Dispute Resolution, seeking to end the tenancy based on a 10 day Notice to End Tenancy for unpaid rent, obtain an order for unpaid rent, and to recover the filing fee for the Application.

The Landlord's Application was initiated as a Direct Request, however, it was adjourned to a participatory hearing, scheduled for today.

The Landlord appeared at the appointed time and explained that when they went to the rental unit to serve the Notice of Hearing and hearing documents, the Tenants had vacated the rental unit without providing a forwarding address.

The Landlord explained they were unable to serve the Tenants.

Conclusion

I find that the Landlord's Application should be dismissed, with liberty to reapply, as the Landlord was unable to serve the Tenants with the Notice of Hearing.

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 Act.

Dated: September 20, 2012.

Residential Tenancy Branch