



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **Application for Substituted Service**

Dispute Codes: SS

This was an application by the Landlord for an order allowing service of the application for dispute resolution and accompanying documents (the “hearing package”) on the respondent Tenant at their place of employment by registered mail.

The Landlord submits that the Tenants refused to provide a forwarding address at the end of the tenancy and that the Tenants are rude and confrontational. The Landlord is aware of the residence of one of the Tenant’s and knows the employer of both Tenants. The Landlord has not attempted service by any method on either of the Tenants and requests an order allowing substituted service by registered mail for the one or both Tenants at its place of employment and by registered mail to the residence of the other Tenant. As the Landlord is aware of the residential address of one Tenant, I find that no order is required to effect registered mail service to this Tenant. Although the Landlord has concerns about the confrontational and rude manner of the Tenants, I find that personal service may still be used to serve the documents to either Tenant at their place of employment and may be effected as well through the use of a process server, thereby eliminating the fear of confrontation by the Landlord. As the service methods allowed under the Act are available to the Landlord, I find that the Landlord is not entitled to an order for substituted service. Based on the Landlord’s submissions, I therefore decline to grant the Landlord an Order for substituted service in this matter.

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: December 27, 2012.

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Residential Tenancy Branch