



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPR

This matter was scheduled for a teleconference hearing at 11:00am on this date. The landlord participated in the hearing, the tenant did not. At the outset of the hearing the landlord stated that they had served the 10 Day Notice to End Tenancy for Unpaid Rent or Utilities by giving it to one of the tenant's friends. The landlord later stated the notice was posted on the door. The landlord then advised that the tenant has not lived in the unit for the last several weeks and that unknown occupants have taken possession of the unit. With the inconsistent and vague testimony provided by the landlord I am not satisfied that the tenant has been served the Notice of Hearing documents in accordance with the Act and accordingly dismiss the landlords application with leave to reapply. Leave to reapply is not an extension of the any applicable time limitations.

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: February 18, 2013

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Residential Tenancy Branch

