



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, FF

### Introduction

This was a hearing with respect to the landlord's application for an order for possession and a monetary order. The hearing was conducted by conference call. The landlord participated in the hearing. The tenant did not attend. The landlord sent the application and Notice of hearing to the tenant by registered mail at the rental address on March 5, 2013, however on the evidence presented, the tenant had vacated the rental unit by March 5<sup>th</sup>.

The *Residential Tenancy Act* requires that the tenant be served by registered mail at the address where he resides. Because the tenant did not reside at the rental unit when the mail was sent, I find that the tenant has not been properly served; the application is therefore 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: March 28, 2013

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Residential Tenancy Branch

