



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### **Dispute Codes:**

**OPR, 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 for Unpaid Rent, a monetary Order for unpaid rent 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 via registered mail at the address noted on the Application. An undated Canada Post tracking receipt was provided as evidence of service.

The landlord was unable to locate information as to how the tenant's address was obtained or when the registered mail was sent. The mail was returned as unclaimed.

Therefore, in the absence of evidence that the tenant has been served via registered mail to his residential address, I find that service has not been proven and that the application is dismissed with leave to reapply. This decision does not extend any legislated time limitations.

### **Conclusion**

The application is dismissed with leave to reapply.

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: March 28, 2013

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Residential Tenancy Branch