Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: *MNR, OPR, MNDC, FF*

Introduction

This hearing dealt with an application by the Landlord pursuant to the *Residential Tenancy Act* for an order of possession and a monetary order for unpaid rent and for the filing fee.

The landlord stated that the tenant moved out on or about September 11, 2013, without informing the landlord and without providing the landlord with a forwarding address. The landlord testified that he served the tenant with the notice of hearing package by registered mail on September 09, 2013, to the dispute rental address and it was returned as unclaimed.

Based on the testimony of the landlord, I find that the tenant was not properly served pursuant to section 88 of the *Residential Tenancy Act.* I therefore dismiss this application with leave to reapply.

Conclusion

The landlord's application is 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: October 17, 2013

_____
Residential Tenancy Branch