



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes SS

Introduction

This hearing dealt with an application by the landlord for an order allowing them to serve the tenant with documents in a manner other than required by the Act. This hearing was held in the absence of the tenant.

Issue(s) to be Decided

Is the landlord entitled to the requested order?

Background and Evidence

The landlord has been attempting to serve certain documents on the tenant . The tenant has moved out of the rental unit and failed to provide a forwarding address. The landlord has tried to contact the tenant by way of telephone, email and text messages to no avail. In the course of trying to locate the tenant the landlord spoke to the tenant's father. The tenant's father confirmed that he still has contact with his son. As a result, the landlord wants to serve the documents on the father of the tenant namely, V. R. in lieu of serving it on the tenant himself.

Analysis

I am satisfied that the landlord has made all possible efforts to contact the tenant but that the tenant is trying to avoid being in contact with the landlord. Further, given the fact that the tenant has failed to provide the landlord with a forwarding address as he is required to do under the Act, I am satisfied that an order allowing the landlord to serve the monetary order on the tenant's father is warranted.

Conclusion

I hereby order that the landlord may serve the documents on the tenant's father. V.R. A copy of this decision together with the attached order must accompany the monetary order at the time of service.

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 03, 2013

Residential Tenancy Branch

