



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 the landlord to serve an application for dispute resolution and Notice of Hearing on the tenant by serving the tenant at her place of work.

The landlord has applied for a substitute serve order to serve the tenant with hearing documents as the tenant vacated the rental unit in November, 2013 after the landlord successfully obtained an Order of Possession and the landlord has no knowledge of the tenant's current address. The tenant failed to provide a forwarding address at the end of the tenancy. The landlord states that they have been unable to locate the tenant but do however know where the tenant current works.

The landlord states that the tenant had informed the landlord that this was her place of work and the landlord called the tenants place of work and asked for the tenant by name. The landlord was told by the receptionist that the tenant was still working at this company. An agent for the landlord also spoke to the tenant's daughter who confirmed that the tenant was still working at this company.

The landlord states that the person she spoke to at the tenant's place of work indicated that if the landlord provided any documents for the tenant that they would pass these on to the tenant.

The landlord states that she will attempt to first serve the tenant in person at her place of work. However, if the tenant is unable to come to the office to accept the hearing package or is on a different shift then the hearing package will be left with the office that will then pass it on to the tenant.

In order to grant an order for substituted service, I must be persuaded that service in the manner suggested will result in the respondent having actual knowledge of the documents served. Having reviewed the information provided by the landlord I am satisfied that the substituted service, in these circumstances, is likely to result in the tenant having actual knowledge of the documents served and accordingly I grant the Order for substituted 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: March 17, 2014

Residential Tenancy Branch

