



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      SS

The Landlord has applied for an order of substituted service of an application for dispute resolution. The Landlord's submissions indicate that the Tenants moved out of the unit on or about June 1, 2014 and that they have not yet provided a forwarding address. The Landlord submits that the one Tenant no longer works at its known place of employment. The Landlord has not made any other attempts to obtain the Tenant's address or whereabouts and seeks an order to serve the Tenants by email.

Section 89 of the Act provides that an application for dispute resolution or a decision of the director to proceed with a review under Division 2 of Part 5, when required to be given to one party by another, must be given in one of the following ways:

- (a) by leaving a copy with the person;
- (b) if the person is a landlord, by leaving a copy with an agent of the landlord;
- (c) by sending a copy by registered mail to the address at which the person resides or, if the person is a landlord, to the address at which the person carries on business as a landlord;
- (d) if the person is a tenant, by sending a copy by registered mail to a forwarding address provided by the tenant;

As the Landlord has not yet received the forwarding address from the Tenants and may still receive this notice and considering that should the Tenants not provide its forwarding address within a year from the end of the tenancy the Landlord would not be

required to make an application to retain the security deposit, I find that the Landlord's is not entitled to an order for substituted service of the application at this time. I therefore dismiss the claim 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: June 30, 2014

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Residential Tenancy Branch

