



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      SS

This hearing dealt with an *ex parte* application by the landlord's agent for an order allowing him to serve the application for dispute resolution and notice of hearing (the "Hearing Documents") and the evidence on the respondent tenant by sending these copies to the subject tenant's business address by way of registered mail to her workplace.

The landlord testified that the tenant refused to give her a forwarding address after vacating the rental property. The landlord states that he has attempted to serve the tenant in person, but that the tenant's husband "was very violently reacting and threatening me to try to punch me". The landlord states that the tenant runs her own business and he has confirmed recently in June of 2014 that she is still the owner and operator. The landlord has provided a copy of her business card as evidence and states that the tenant's English name is "Simdy" as noted on the business card. The landlord seeks an order for substitute service to serve the tenant via her business address via Canada Post Registered Mail. The landlord states that the business runs 7 days a week from 10:00 a.m. to 5:00 p.m.

*Residential Tenancy Guideline #12* deals with service of documents. With respect to substituted service the Guidelines state:

The party applying for substituted service must be able to demonstrate two things:

1. that the party to be served cannot be served by any of the methods permitted under the Legislation, and

2. that the substituted service is likely to result in the party being served having actual knowledge of what is being served

I find that the landlord has supplied sufficient evidence to show that the tenant will likely receive the notice of hearing and evidence package at her business address as she is the owner/operator and would be willing to accept service on her own behalf and receive full notice of the claims being made against her in keeping with the principles of natural justice.

The application for substituted service to the tenant's business address at 1062 Davie Street, Vancouver via Canada Post Registered Mail is therefore granted.

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: July 15, 2014

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Residential Tenancy Branch

