



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

The landlord applies for an order for substituted service of his application for dispute resolution. I considered his application on an ex parte basis.

The landlord testified that he has made several unsuccessful attempts to serve the tenants with the hearing package. One of the landlord's attempts included sending the hearing package by registered mail to the tenant. The package was returned because the tenant refused to pick it up. The landlord therefore seeks an order for substituted service to mail the package by regular mail or send scanned copies of documents by email to the tenants.

Pursuant to section 89 of the *Residential Tenancy Act*, the landlord may serve an application for dispute resolution by sending a copy of the notice of hearing and the landlord's application, by registered mail to the address at which the tenant resides. In this case the landlord sent the package by registered mail to the address at which the tenant resides. The tenant is considered served even if he chooses not to pick up the package. The landlord does not need an order for substituted service to serve the hearing package on the tenant by registered mail, to the address at which the tenant resides.

The landlord may request the Arbitrator for an order for substitute service of the decision and any orders that may be granted to him, during the hearing that is scheduled for September 16, 2014.

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 11, 2014

Residential Tenancy Branch

