



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR OPB MNR MNSD MNDC

### Introduction

This hearing was convened pursuant to the landlord's application. Two agents for the landlord called in to the teleconference hearing, but the tenant did not.

### Preliminary Issue – Service of Notice of Hearing

The landlord stated that on May 31, 2014 the tenant vacated the rental unit without notice and without providing a forwarding address. The landlord stated that the rental unit was the tenant's secondary residence, and they had his primary residence listed on his application to rent. The landlord stated that they spoke to a Canada Post employee who told the landlord that the tenant was still receiving mail at his primary residence. The landlord sent the application and notice of the hearing to the tenant by registered mail at that address, but the package was returned as unclaimed.

I found that I could not be satisfied that the address the tenant gave the landlord in his application to rent as his "primary residence" is the address where the tenant currently resides. I therefore dismissed the landlord's application with leave to reapply.

### Conclusion

The landlord's application is dismissed with leave to reapply.

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: August 20, 2014

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Residential Tenancy Branch

