



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MDSD & FF

Introduction

The respondents failed to contact the telephone bridge number at the appointed time for the hearing. The applicant was present and ready to proceed. I waited 10 minutes after the appointed time for the hearing and then proceeded with the hearing.

The applicant testified that he attempted to serve the Application for Dispute Resolution/Notice of Hearing by text messaging to the respondents as the respondents had vacated the rental unit by the time he obtained copies of the Application for Dispute Resolution/Notice to Hearing and they refused to provide the landlord with their forwarding address. The Residential Tenancy Act provides that where a party is seeking a monetary order it must be served either by personal service or by registered mail to where the respondent resides or if the respondent is a tenant by registered mail to the respondent's forwarding address.

I determined the landlord has failed to prove that he has sufficiently served the tenant in accordance with the Residential Tenancy Act. Accordingly, **I order the application dismissed with liberty to reapply.** I make no findings on the merits of the matter. Liberty to reapply is not an extension of any applicable limitation period.

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: December 15, 2014

Residential Tenancy Branch

