



# 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 for an order allowing her to serve her application for dispute resolution and notice of hearing (the “Hearing Documents”) and her evidence on the respondent tenant by sending these copies to the subject tenant’s place of work.

The landlord testified that the tenant refused to give her a forwarding address after vacating the rental unit but is aware that the tenant’s work place will accept mail to the tenant via registered mail for the employee. The landlord states that this was confirmed with the tenant’s workplace mail room by telephone. The landlord has provided a print out of a web search for the tenant’s name confirmed employment and a contact number at the workplace. The landlord has also contacted the workplace via telephone and has confirmed the tenant’s ongoing employment.

*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's workplace is willing to accept service on the tenant's behalf and knowledge of full notice of the claims being made against her in keeping with the principles of natural justice and that the landlord has no other means to serve the tenant as no forwarding address in writing was received from the tenant.

The application for substituted service is therefore granted.

**I HEREBY ORDER**, that the Applicants, **Ruth Sylvia Sperling and Herbert Sperling** serve the Respondent, **Paula Naomi Brown and Mathew K. Murray**, with the Landlord's Application for Dispute Resolution in this proceeding, including the Notice of Hearing and the hearing package by attaching copies thereof, together with a copy of this Order via Canada Post Registered Mail to BCIT at 4355 Mathissi Place, Burnaby, BC V5G 4S8 and such service shall be deemed effective on the fifth calendar day following the date the above documents are accepted by Canada Post.

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 16, 2014

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Residential Tenancy Branch

