



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MND, MNDC, MNSD, FF

This hearing was convened to address a claim by the landlord for an order of possession, a monetary order and an order to retain the security deposit. At the hearing, the landlord advised that she had served the tenant with the application for dispute resolution and notice of hearing (the "Hearing Documents") via registered letter sent to the rental unit. She further testified that the tenant has not paid rent for December and January, has not been seen at the rental unit during those months and has removed most of her belongings.

I find on the landlord's evidence that the tenant abandoned the rental unit. I find that the tenant was not residing at the rental unit when the Hearing Documents were sent there and therefore I could not proceed with the hearing as I was not satisfied that the tenant had notice of the claim against her.

The landlord is free to take possession of the unit by following the provisions in Part 5 of the Regulations which relate to abandonment. 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: January 21, 2015

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Residential Tenancy Branch

