



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, FF

### Introduction

The landlord applies for a monetary award for unpaid rent.

Neither tenant attended for the hearing. They vacated the premises last October without providing a forwarding address in writing. The landlord testified that she hired United Parcel Service (UPS) to delivery the documents to the tenants at an Alberta address. UPS was not able to deliver the originating documents directly into the hands of the tenants but apparently left a message for the tenants to come and pick them up but the tenants did not.

Section 89 of the *Residential Tenancy Act* provides for the permitted forms of service of applications seeking monetary relief:

89 (1) An application for dispute resolution or a decision of the director to proceed with a review under Division 2 of Part 5, when required to be given to one party by another, must be given in one of the following ways:

- (a) by leaving a copy with the person;
- (b) if the person is a landlord, by leaving a copy with an agent of the landlord;
- (c) by sending a copy by registered mail to the address at which the person resides or, if the person is a landlord, to the address at which the person carries on business as a landlord;
- (d) if the person is a tenant, by sending a copy by registered mail to a forwarding address provided by the tenant;
- (e) as ordered by the director under section 71 (1) [director's orders: delivery and service of documents].

The applicant landlord has not complied with s. 89. I find that the tenants have not been duly served.

The landlord's application must be dismissed with leave to re-apply.

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: February 27, 2015

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Residential Tenancy Branch

