



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 0899169 BC Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNR, MND, FF

This hearing dealt with an application by the landlord for an order of possession and a monetary order. The landlord submitted registered mail receipts showing that he served the tenants with the application for dispute resolution and notice of hearing (the "Hearing Documents") via registered letter sent to the rental unit on February 21, 2015. At the hearing, the landlord advised that the tenants had not resided in the rental unit for approximately 4 months but that their friends were currently occupying the unit.

Section 89 of the Act permits service of Hearing Documents via registered mail to the address where the tenants reside. As the landlord acknowledged that the tenants do not reside at the address to which he sent the Hearing Documents, I found that the documents had not been served in accordance with the provision of the Act and I could not proceed with the hearing. I dismiss the application 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: March 17, 2015

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Residential Tenancy Branch

