



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC

Introduction

This was the hearing of an application by the landlord for a monetary award. The hearing was conducted by conference call. The landlord called in and participated in the hearing, but the tenant did not attend.

The landlord testified that he served the tenant with the application for dispute resolution and the Notice of Hearing by attaching the documents to the door of the rental unit.

Analysis and Conclusion

The *Residential Tenancy Act* provides by section 89 that an application for dispute resolution seeking a monetary order must be served on a tenant either personally, by handing a copy to the tenant or by registered mail sent to the address where the tenant resides. The only circumstance when service by posting to the door of the rental unit is acceptable is in the case of an application limited to a claim for an order for possession.

Because the tenant has not been served in accordance with section 89, this application is dismissed with leave to reapply. The landlord was advised that he may request an order for substituted service if he intends to file a new application for dispute resolution.

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: April 28, 2015

Residential Tenancy Branch

