



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR

Introduction

This hearing was scheduled to deal with a landlord's application for an Order of Possession for Unpaid Rent. The tenant did not appear at the hearing. The landlord was unable to provide evidence as to service of the hearing package upon the tenant.

As provided under Residential Tenancy Policy Guideline 12: Service Provisions, where the respondent does not appear at a hearing, the applicant must be prepared to prove service under oath. Failure to prove service may result in the matter being dismissed, or dismissed with leave to reapply.

In this case, the landlord did not meet the burden to prove service of the hearing package and I dismissed the landlord's 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: May 05, 2015

Residential Tenancy Branch

