



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **FINAL DECISION**

Dispute Codes:

**OPR, MNR, FF**

### Introduction

This hearing was scheduled in response to the landlord's Application for Dispute Resolution. The landlord originally applied for dispute resolution via the Direct Request Proceeding process. The landlord has requested an Order of possession for unpaid rent and a monetary Order for unpaid rent.

On June 30, 2015 an adjudicator issued a decision adjourning the application to a participatory hearing so that details could be established in relation to the payment of rent owed.

On July 3, 2015 a Notice of Dispute Resolution Hearing was issued.

The landlord was unable to provide the details of service of the Notice of hearing and interim decision as set out in the June 30, 2015 interim decision.

In the absence of proof of service to the tenant I determined that the application must be adjourned with leave to reapply. The landlord may submit an application within the legislated time limit of two years beyond the end date of the tenancy.

The interim decision indicated that a 10 day Notice to end tenancy for unpaid rent was posted to the tenants' door on June 8, 2015. If so, the tenancy would have ended effective June 21, 2015. The end date of the tenancy may be established at any future hearing. The landlord provided affirmed testimony that the tenant vacated on either August 25 or 26, 2015.

The landlord does not have a forwarding address for the tenant.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: September 02, 2015

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**Residential Tenancy Branch**

