



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MNR

Introduction

This matter first convened under the Direct Request process. An adjudicator considered the evidence and determined that it was appropriate to adjourn the matter to a teleconference hearing. In the interim decision, the adjudicator ordered the landlord to serve the tenants with copies of the notice of teleconference hearing.

Preliminary Issues

The teleconference hearing reconvened before me on December 30, 2015. The landlord called in to the hearing but the tenants did not.

The landlord stated that in mid-December 2015 they determined that the rental unit had been abandoned, and they no longer required an order of possession. The landlord further stated that it appeared that the tenants had vacated the rental unit in September 2015; however, in late October 2015 the landlord received payment from the Ministry for one month's rent.

The landlord stated that they served the tenants with notice of the teleconference hearing by posting the notices to the rental unit door. I informed the landlord that an application for monetary compensation cannot be posted to the door. Further, any documents that can be posted must be posted at the address where the tenant actually resides, and in this case the tenants no longer resided at the rental unit address. I therefore could not be satisfied that the tenants were served or deemed served with notice of the reconvened hearing.

Conclusion

The application for an order of possession is dismissed.

The application for monetary compensation is dismissed 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: December 30, 2015

Residential Tenancy Branch

