



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, MND, MNDC, MNSD, FF

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”).

The hearing was scheduled to start at 1:00 p.m. The Landlord appeared at the hearing at 1:08 p.m. The hearing last for another 10 minutes during which time the Tenant did not appear. The Landlord stated that the Tenant did not provide a forwarding address. The Landlord stated that they found documents in the rental unit indicating that the Tenant had owned a house in Langley, sold this house and bought another house in Coquitlam. The Landlord does not know if the Tenant lives at the house in Coquitlam. The Landlord states that they went to the address in Coquitlam but nobody answered the house and the Landlord did not know whose car was parked at this house. The Landlord states that they sent the application for dispute resolution to the Coquitlam address by registered mail.

Section 89 of the Act provides that an application for dispute resolution may be served on a party by registered mail to the residence of that party. Based on the Landlord's evidence that it does not know whether the Tenant resides at the address to which the registered mail was sent, I find that the Landlord has not provided evidence that the application was served as required under the Act. I therefore 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: April 11, 2016

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Residential Tenancy Branch

