



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MND, MNDC, MNR, MNSD

This matter was set for a conference call hearing at 1:30 p.m. on this date. The landlord participated in the hearing, the tenants did not. The landlord stated that the female tenant gave her forwarding address to her verbally over the phone. The landlord stated that she served the female tenant by way of registered mail but was unable to provide the tracking number, date of service or documentation to support that allegation. The landlord stated that the tenants “split up” after they moved out of her unit at the end of November 2015.

The landlord stated that she served the male tenant in January 2016 by registered mail at the female tenant’s home even though he did not provide that location as a forwarding address to the landlord. Based on the above, the landlord was unable to satisfy me that the tenants had been served the Notice of Hearing Documents in accordance with Section 89 of the Act and as a result, I dismiss the landlord’s application with leave to reapply.

Leave to reapply is not an extension of any applicable limitation period.

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: August 22, 2016

Residential Tenancy Branch