



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 0868732 BC Ltd (Sunrise Valley MHP)
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, FF

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. A Monetary Order for unpaid rent - Section 67;
2. An Order of Possession - Section 55; and
3. An Order to recover the filing fee for this application - Section 72.

The Tenant did not attend the hearing. The Landlord states that the Tenant moved out of the mobile home in approximately October 2016 and has not provided a forwarding address. The Landlord states that the application for dispute resolution was served to the dispute address by posting it on the door of the mobile home and to the Tenant’s mother who lives in another unit in the mobile home park. The Landlord clarified that the tenancy is not of solely a pad but includes the mobile home. The Landlord states that the tenancy was originally a rent to own situation but changed to solely a tenancy at some point.

Section 89 of the Act provides that an application for dispute resolution with a claim against a tenant for a monetary amount must be given to the tenant in one of the following ways:

- by leaving a copy with the person;
- by sending a copy by registered mail to the address at which the person resides;
- by sending a copy by registered mail to a forwarding address provided by the tenant.

As the Landlord did not serve the application for dispute resolution as required under the Act I 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: January 11, 2017

Residential Tenancy Branch