



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PACE PROPERTY MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy dated May 5, 2017 and for a monetary award for unpaid rent.

Neither tenant attended the hearing within ten minutes after its scheduled start time nor did they file any material in opposition to the application.

Ms. M.T. for the landlord testifies that she served the application on the tenants by posting a copy of it to the door of the premises on May 19, 2017 in the presence of Ms. C.S., who also attended the hearing.

As stated at hearing, ss. 88 and 89 of the *Residential Tenancy Act* (the “*Act*”) provide that service of an application for an order of possession may be effected by attaching a copy of the application to the door of the premises, but an application for a monetary award requires service on each tenant either in person or by registered mail.

In result, the portion of the landlord’s application seeking an order of possession has, I find, been duly served. The portion of the application seeking a monetary award has not been served in accordance with the *Act* and I dismiss that claim, with leave for the landlord to re-apply.

Ms. M.T. testifies that the ten day Notice was served on the tenants by attaching it to a door to the premises on May 5, 2017 and that the tenants have not paid the amount demanded in it nor have they vacated the rental unit.

I find that the ten day Notice has been duly served. By operation of s. 46 of the *Act*, the Notice has caused this tenancy to end on May 17, 2017 and the landlord will have an order of possession.

There is no claim for recovery of the filing fee.

This decision was rendered orally after hearing 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: July 05, 2017

Residential Tenancy Branch