



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR

Introduction

The landlords apply for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent.

The tenant did not attend the hearing within ten minutes after its scheduled start time.

The landlord Ms. P. shows that the tenant was served with the application and notice of hearing by registered mail (tracking number shown on cover page of this decision). Canada Post records show that the mail was sent July 11, 2017 and that it went “unclaimed by recipient.” On this evidence I find that the tenant has been duly served in accordance with s. 88 of the *Residential Tenancy Act* (the “*Act*”). A party cannot avoid this process by declining to collect registered mail.

Ms. P. testifies that the ten day Notice was personally served by her on the tenant on June 7, 2017 and that the tenant has not paid the amount demanded in it nor applied to dispute the Notice. In these circumstances, by operation of s. 46 of the *Act*, this tenancy ended on June 18, 2017 and the landlords are entitled to an order of possession.

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: September 20, 2017

Residential Tenancy Branch