



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNRL

Introduction

This hearing dealt with an application by the landlord for a monetary order for the recovery of unpaid rent. The landlord testified that the tenant had moved out without providing him with a forwarding address, but he observed that the tenant had moved down the street from the rental unit. The landlord stated that he had served the tenant with the notice of hearing by registered mail on April 29, 2019 to the address that he saw the tenant at. The landlord provided a tracking number.

The landlord stated that the hearing package was not returned to him and therefore he believes that the tenant picked it up. Despite allowing the landlord time to track the package, the landlord was unable to provide any tracking information. The tenant did not attend the hearing. Based on the testimony of the landlord, I am not satisfied that the tenant was properly served pursuant to section 88 of the *Residential Tenancy Act*.

Conclusion

The landlord's application is dismissed 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*. sign

Dated: July 28, 2019

Residential Tenancy Branch