



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, FF

Introduction

The landlord applies for a monetary award for unpaid rent and utilities.

The tenant did not attend the hearing. According to the landlord, she discovered in early May 2014 that the tenant had abandoned the premises without notice.

She commenced this application in late May. The tenant had not provided a forwarding address and she did not know where he had moved to so she has attempted to serve the application by sending it to the tenant by registered mail addressed to the dispute address. It has been "returned to sender."

As discussed at hearing, send the hearing package by registered mail to a former address is not an authorized method of service under s. 89 of the *Residential Tenancy Act*. The mail must be sent to an address at which the tenant resides.

The application must therefore be dismissed, but with leave to re-apply in the event the landlord is able to locate her former tenant.

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 22, 2014

Residential Tenancy Branch

