



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding TOTAL CONCEPT DEVELOPMENTS LTD.

DECISION

Dispute Codes MNR, MNSD, MND, FF

Introduction

The landlord applies for a monetary award for unpaid rent, recovery of a strata fine, cleaning costs.

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

Ms. H. for the landlord shows that the tenant was served with the application by registered mail sent to an address given by the tenant as contact in a promissory note drafted at the start of the tenancy. The mail was returned to the landlord marked by the post office as “recipient not located at address provided.”

Section 89 of the *Residential Tenancy Act* is specific in saying that an application may be served on a tenant by registered mail to the address at which the tenant resides or to a forwarding address provided by the tenant. An address given as contact information at the start of a tenancy does not qualify.

The landlord has failed to prove service of the application. The application is dismissed with leave to re-apply.

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: October 01, 2016

Residential Tenancy Branch