



Dispute Resolution Services

Residential Tenancy Branch
Ministry of Housing and Social Development

DIRECT REQUEST DECISION

Dispute Codes

OPR, MNR, MNSD, FF

Introduction

This hearing proceeded by way of Direct Request Proceeding, pursuant to section 74(2)(b) of the Act, and dealt with an Application for Dispute Resolution by the landlord for an Order of Possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim.

Evidence indicates that the landlord received the Direct Request Proceeding package on June 15, 2009 and submitted signed Proof of Service of the Notice of Direct Request Proceeding declaring that the landlord served each tenant with the Notice of Direct Request Proceeding by registered mail on June 16, 2009. The landlord has included the registered mail tracking slips which documented the names of the parties served. I note that there is not any address nor a full name shown on either of the registered mail receipts. Section 89(1) of the Act imposes specific requirements for where and how the applicant must serve a respondent with a Notice of Hearing. For that reason the address must be verified. I find that the landlord has not met the requisite burden of proof regarding the service of this application.

Having found that the landlord has failed to meet the proof of service requirement by showing the full name and the complete address where the mail had been sent, I have determined that this application must be dismissed with leave to reapply.

June 2009

Date of Decision

Dispute Resolution Officer