



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes: MNR OPR

This hearing proceeded by way of Direct Request Proceeding, pursuant to sections 55(4) and 74(2) of the *Residential Tenancy Act (Act)*, and dealt with an Application for Dispute Resolution by the Landlord for an Order of Possession and a monetary Order.

The Landlord submitted two signed Proofs of Service of the Notice of Direct Request Proceeding which declare that on April 15, 2011 an agent for the Landlord served each Tenant with the Notice of Direct Request Proceeding by registered mail. The Landlord submitted no documentation from Canada Post to corroborate that documents were mailed.

The purpose of serving the Notice of Direct Request Proceeding is to notify the Tenants that a direct request proceeding has been initiated. The Landlord has the burden of proving that the Tenants were served with the Notice of Direct Request Proceeding.

In the absence of evidence that clearly establishes that the Notices of Direct Request Proceeding were mailed to each Tenant at their residential address or to a forwarding address that was provided by the Tenants, I find that I am unable to conclude, with reasonable certainty, that these documents have been served on the Tenants in accordance with section 89 of the *Act*.

Having found that the Landlord has failed to prove service of the Notice of Direct Request Proceeding, I dismiss the Landlord's Application for Dispute Resolution, 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*.

Dated: April 28, 2011.

Residential Tenancy Branch