



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

OPR, & MNR

Introduction

This matter was conducted by way of Direct Request Proceeding, pursuant to section 55(4) of the Act, and dealt with an Application for Dispute Resolution by the landlord for an Order of Possession and a monetary order due to unpaid rent.

Decision and reasons

I am not willing to proceed with this application for a Direct Request Proceeding, because the applicant did not serve the proceedings package on the tenants within the three day time limit required under section 59(3) of the Residential Tenancy Act.

The application was filed on May 20, 2011, and was not served until May 30 2011, a full 10 days, and therefore more than three times the time limit.

The applicant has supplied no explanation as to why the documents were not served within the time limit required.

Conclusion

This 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*.

Dated: June 15, 2011.

Residential Tenancy Branch