



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 *Residential Tenancy Act* (the "Act"), and dealt with an Application for Dispute Resolution by the landlord for an Order of Possession and a Monetary Order for unpaid rent.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding showing that on June 2, 2011 the landlord sent one registered mail package to both tenants.

The Act and Rules of Procedure require that an applicant serve each respondent with hearing documents. The purpose of serving documents under the Act is to notify the person being served of their breach and the action being taken against them. Sending one hearing package to two tenants does not satisfy the requirements of the Act and Rules of Procedure.

In light of the above, the landlord's application is dismissed with leave to reapply in order to sufficiently serve each of the tenants.

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 10, 2011.

Residential Tenancy Branch