



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.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on November 25, 2011, the landlord served the tenant with the Notice of Direct Request Proceeding via registered mail.

The landlord provided a copy of a Canada Post tracking number and copy of a partially completed receipt as evidence of service. The receipt included the tenant's name, the city and postal code; the street address was not included. The landlord submitted a proof of service document, onto which the receipt was photocopied. The proof of service document did not provide a full address used for service to the tenant.

I am unable to assume which address the landlord chose to use for service. In the absence of evidence that provides the full service address, I find that service is not proven and that the application is dismissed with leave to reapply.

Conclusion

The 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: November 29, 2011.

Residential Tenancy Branch