



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 indicating the landlord served the tenant with the Notice of Direct Request Proceeding via registered mail. On the Canada Post receipt provided by the landlord I note that all of the required mailing information, including the last name of the recipient and the street address and postal code, are absent.

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. As the Direct Request procedure is based upon written submission only, the submission must be complete and valid in order to succeed.

I find the proof of service provided for my review to be incomplete and I cannot rely upon the incomplete evidence in order to determine the Notice of Direct Request Proceeding and other documents were served. Therefore, I do not proceed with considering this application and I dismiss it 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 12, 2012.

Residential Tenancy Branch