



Dispute Resolution Services

Page: 1

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

Section 59(3) of the Residential Tenancy Act states:

59(3) Except for an application referred to in subsection (6), a person who makes an application for dispute resolution must give a copy of the application to the other party within **3 days** of making it, or within a different period specified by the director.

In this case the application was made on May 15, 2012 and the documents were ready for the applicant on May 16, 2012 however the respondent was not served until May 23, 2012, 7 days later.

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

Therefore since the documents were not served within the required time frame I am not willing to proceed with this application for dispute resolution.

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: May 28, 2012.

Residential Tenancy Branch