



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding KEKINOW NATIVE HOUSING SOCIETY  
and [tenant name suppressed to protect privacy]

## **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 a Landlord's Application for Dispute Resolution 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 which declares that on May 17, 2013 the landlord served the tenant with the Notice of Direct Request Proceeding via registered mail. The landlord provided a Canada Post receipt as evidence of service.

The landlord did not include the unit number, street number or street name of the mailing address used to send the registered mail package to the tenant. Therefore, I am uncertain as to the address used to send the required documents to the tenant.

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 written submissions must be sufficiently complete and valid in order to succeed.

I find the information provided by the landlord with respect to service of the Application for Dispute Resolution and other required documents insufficient to conclude the tenant was sufficiently served in a manner that complies with the Act. Therefore, I dismiss this Application 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, 2013

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Residential Tenancy Branch