



# 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 **did not submit a signed Proof of Service of the Notice of Direct Request Proceeding** as required by the Act. Therefore the Landlord has not proven service of documents nor did the Landlord meet the requirement that proves the Tenants were serviced the Notice of Direct Request Proceeding documents. Consequently it is unknown if the Tenants are aware of the Landlord's application. I find the Landlord has not proven service of documents therefore I dismiss the Landlord application with leave to reapply. .

### Conclusion

The Landlord's 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: October 22, 2013

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Residential Tenancy Branch