



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 868101 BC LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes

OPR, MNR

Introduction

The landlord applied for an Order of Possession and Monetary Order for unpaid rent under the Direct Request Proceeding, pursuant to section 55(4) of the *Residential Tenancy Act* (the “Act”).

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on October 11, 2013 the landlord served the tenant with the Notice of Direct Request Proceeding via registered mail. The landlord did not provide the address to which the registered mail was sent, either in the space provided on the registered mail receipt itself, the Proof of Service, or any other documentation provided with the Proof of Service.

The purpose of serving documents under the Act is to notify the person being served of action being taken against them. As the Direct Request procedure is based upon written submission only, the submission must be sufficiently complete and valid in order to succeed. Since the landlord did not provide the address to where the Notice of Direct Request and other required documents were sent I find I am unable to conclude that the tenant has been sufficiently served with notification of this proceeding in a manner that complies with the Act.

In light of the above, I dismiss this Application for Dispute Resolution 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 25, 2013

Residential Tenancy Branch

