



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding KENSON REALTY
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes

OPR, MNR

Introduction

The landlord applied for an Order of Possession and a Monetary Order for unpaid rent under the Direct Request Procedure, 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 December 23, 2013 the landlord sent the Notice of Direct Request Proceeding to the tenant an unspecified address in Maple Ridge.

In keeping with the principles of natural justice, 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 submissions of the landlord only, the submissions must be sufficiently complete and valid in order to succeed.

In this case, the landlord did not indicate the address to which the Notice of Direct Request Proceeding was sent to the tenant and I am unable to conclude the tenant was sufficiently served without making an assumption. Therefore, I refuse to proceed with this Application for Dispute Resolution and it 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: January 03, 2014

Residential Tenancy Branch

