



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

**Dispute Codes** OPR, MNR

### **Introduction**

This matter proceeded 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 for unpaid rent.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on August 19, 2014 the landlord personally served an individual stated as, “Danny (on behalf of [tenant / respondent name] )” with the Notice of Direct Request Proceeding documents.

### **Analysis**

Based on the written submissions of the landlord, I find that the landlord has not provided the required proof they served the Notice of Direct Request proceeding documentation upon the tenant /respondent in accordance with Section 89(2) of the Act. I am not satisfied the tenant has been properly served with notice of this process. The landlord has failed to provide all the required documents with the application for dispute resolution. Therefore, **I dismiss** the landlord’s application for Direct Request, with leave to reapply.

### **Conclusion**

This application **is dismissed**, with leave to reapply.

**This Decision is final and binding on the parties.**

*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: August 27, 2014

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Residential Tenancy Branch