



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

OPR, MNR

Introduction

The landlords 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 landlords submitted a signed Proof of Service for the Notice of Direct Request Proceeding which declares that on September 13, 2014 the landlords sent the Notice of Direct Request Proceeding to the tenant via registered mail; however, the landlords did not indicate that they sent the other supporting documents to the tenant, as required. Further, the landlords did not indicate the address to which the registered mail was sent on the registered mail receipt they provided.

Since the Direct Request procedure is based upon the written submissions of the landlord only, the submissions must be sufficiently clear, complete and valid in order to succeed.

Considering the above, I find I am unable to conclude the tenant was sufficiently served with all required documentation. 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: September 23, 2014

Residential Tenancy Branch

