



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BOLE APARTMENTS LTD.
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 for each tenant along with registered mail receipts. However, the landlord did not indicate which documents were sent to the tenants via registered mail, as required on the Proof of Service. Nor, did the landlord complete the address for service on the registered receipts. Therefore, I find I am unable to conclude as to what he landlord sent to the tenants and at what address.

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

As I am unable to conclude the tenants were sufficiently served with the Notice of Direct Request and supporting documents, 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: October 02, 2014

Residential Tenancy Branch

