



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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 and a monetary order for unpaid rent.

Preliminary matter

The Direct Request process is a mechanism that allows the landlord to apply for an expedited decision, with that the landlord must follow and submit documentation exactly as the *Act* prescribes; there can be no omissions or deficiencies with items being left open to interpretation or inference.

In the case before me, the Proof of Service Notice of Direct Request Proceeding submitted by the landlord is not properly completed. The date the documents were served on the tenant is incomplete. Further, the required Canada post registered receipt, including the tracking number provided on the second sheet is cutoff and in light of these omissions, I am unable to determine if the tenant was properly served with the direct request proceeding in accordance with the *Act*.

Therefore, I dismiss the landlord’s application with leave to reapply.

Conclusion

The landlord’s application 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: November 07, 2014

Residential Tenancy Branch

