



# Dispute Resolution Services

Page: 1

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 of the Notice of Direct Request Proceeding which declares that on November 22, 2014 an envelope was taped to the front door of the rental unit. However, the landlords did not identify which documents were served using this method in the space provided on the Proof of Service document.

Since the Direct Request procedure is based upon the written submissions of the landlord only, the submissions must be sufficiently clear and valid in order to succeed as the Arbitrator can make no assumptions. Based upon the Proof of Service presented by the landlords for my consideration, I find that I am unable to conclude that the tenant was served with all of the required documentation.

I also note that the landlords are seeking a Monetary Order yet an application involving a Monetary Order must be served to the tenant either in person or by registered mail using the tenant's address of residence at the time of mailing or the tenant's forwarding address.

In light of the above, I dismiss this application in its entirety, 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: December 02, 2014

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Residential Tenancy Branch

