



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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 each tenant, declaring that on November 23, 2014 the tenants were personally served with a copy of the Notice of Direct Request Proceeding. However, the landlord did not indicate on the Proof of Service that the tenants were served with the supporting documentation that is required to be served under the Direct Request procedure.

Since the Direct Request procedure is based upon written submissions of the landlord only, the submissions must be sufficiently clear, complete and valid in order to succeed as an Arbitrator must not make any assumption in reaching a decision.

In light of the above, I find I am unsatisfied that the tenants were served with all the required documentation and I decline to further consider this Application. This 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: December 04, 2014

Residential Tenancy Branch

