



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

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 landlords for an order of possession and a monetary order for unpaid rent.

The landlords submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on November 13, 2015, the landlords served the tenant with the Notice of Direct Request Proceeding by hand delivery a copy to MS.

### Preliminary matter

The Direct Request process is a mechanism that allows the landlords 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 as is the case before me.

In this case, the landlord did not serve the tenant. The landlord served MS with the Notice of Direct Request and MS signed that they received the documents. However, I am unable to determine whom MS is or if MS is an adult who resides with the tenant.

The landlords have provided no details on the person MS. As a result, I am unable to determine if the tenant has been properly served. Therefore, I dismiss the landlords' application with leave to reapply.

### Conclusion

The landlords' 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 16, 2015

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Residential Tenancy Branch

