



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR-DR, OPRM-DR, FFL

Introduction

This matter proceeded by way of an *ex parte* 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 based on unpaid rent and a Monetary Order.

The landlords submitted two copies of one signed Proof of Service Notice of Direct Request Proceeding form which declares that on October 23, 2020, the landlords sent the tenants the Notice of Direct Request Proceeding by registered mail to the rental unit. The landlords provided a copy of one Canada Post Customer Receipt containing a Tracking Number to confirm this mailing.

The Proof of Service Notice of Direct Request Proceeding form also indicates the landlords attached the Notice of Direct Request Proceeding to the door of the rental unit. The landlords had a witness sign the Proof of Service Notice of Direct Request Proceeding and submitted a copy of a photograph showing one envelope attached a door to confirm this service.

Issue(s) to be Decided

Are the landlords entitled to an Order of Possession for unpaid rent pursuant to sections 46 and 55 of the *Act*?

Are the landlords entitled to monetary compensation for unpaid rent pursuant to section 67 of the *Act*?

Are the landlords entitled to recover the filing fee for this application pursuant to section 72 of the *Act*?

Analysis

In an *ex parte* Direct Request Proceeding, the onus is on the landlord to ensure that all submitted evidentiary material is in accordance with the prescribed criteria and that such evidentiary material does not lend itself to ambiguity or give rise to issues that may need further clarification beyond the purview of a Direct Request Proceeding. If the landlord cannot establish that all documents meet the standard necessary to proceed via the Direct Request Proceeding, the application may be found to have deficiencies that necessitate a participatory hearing, or, in the alternative, the application may be dismissed.

In this type of matter, the landlords must prove they served the tenants with the Notices of Direct Request Proceeding with all the required inclusions as indicated on the Notice as per subsections 89 (1) and (2) of the *Act*. The landlords must also prove that they served each tenant with the Notice of Direct Request in a manner that is considered necessary as per section 71(2) (a) of the *Act*.

On the top of the Proof of Service of the Notice of Direct Request Proceeding, the wording reads as follows:

“You must serve these documents to each respondent individually and complete a separate Proof of Service Notice of Direct Request Proceeding for each respondent.”

I find that the landlords only submitted one Proof of Service Notice of Direct Request Proceeding form and have included both tenants' names on the same form.

I also find that the registered mail receipt submitted by the landlords shows that the landlords have sent one registered mailing with multiple persons named.

Finally, I find the landlords submitted a photograph showing they only attached one copy of the Notice of Direct Request Proceeding to the door of the rental unit.

In an *ex parte* hearing, I find that I am not able to confirm service of the Notices of the Direct Request Proceeding to each of the parties individually as required by sections 71 and 89 of the *Act*.

For this reason, the landlords' application for an Order of Possession and a Monetary Order for unpaid rent is dismissed with leave to reapply.

As the landlords were not successful in this application, I find that the landlords are not entitled to recover the \$100.00 filing fee paid for this application.

Conclusion

I dismiss the landlords' application for an Order of Possession and a Monetary Order for unpaid rent with leave to reapply.

I dismiss the landlords' application to recover the filing fee paid for this application without 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 17, 2020

Residential Tenancy Branch