



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding WELBEC QUESNEL LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes **OPR-DR, MNR-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 Landlord to obtain an order of possession based on unpaid rent, to obtain monetary compensation for unpaid rent, and to recover the filing fee paid for the application.

This decision is written based on the Application for Dispute Resolution, evidence, and submissions provided by the Landlord on August 24, 2021.

The Landlord submitted a copy of a witnessed Proof of Service Notice of Direct Request Proceeding form which declares that on August 25, 2021, the Landlord served Person C.T. the Notice of Dispute Resolution Proceeding - Direct Request by handing a copy to Person S.M.

Issues to be Decided

Is the Landlord entitled to an order of possession for unpaid rent pursuant to sections 46 and 55 of the *Act*?

Is the Landlord entitled to monetary compensation for unpaid rent pursuant to section 67 of the *Act*?

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

Preliminary Matters

I note the Landlord has named the same party as Landlord twice on the Application for Dispute Resolution. Section 64(3)(c) of the *Act* allows me to amend the application to remove the duplicate party, which I have done.

Analysis

In this type of matter, the Landlord must prove they served the Tenant with the Notice of Dispute Resolution Proceeding– Direct Request and all documents in support of the application in accordance with section 89 of the *Act*.

Section 89(1) of the *Act* does not allow for the Notice of Dispute Resolution Proceeding - Direct Request to be left with an adult who apparently resides with the Tenant.

Section 89(2) of the *Act* does allow for the Notice of Dispute Resolution Proceeding - Direct Request to be left with an adult who apparently resides with the Tenant, only when considering the issuance of an order of possession for the Landlord.

The Proof of Service Notice of Direct Request Proceeding form that was submitted by the Landlord indicates service to Person S.M. The Landlord has stated that the documents were handed to an adult at the residence; however, I find there is no evidence demonstrating that Person S.M. resides with the Tenant and is not simply a temporary visitor.

I find that I am not able to confirm service of the Notice of Dispute Resolution Proceeding - Direct Request in compliance with section 89 of the *Act* and for this reason the Landlord's application for an order of possession and a monetary order for unpaid rent is dismissed with leave to reapply.

As the Landlord was not successful in this application, I find that the Landlord is not entitled to recover the \$100.00 filing fee paid for this application.

Conclusion

I dismiss the Landlord's application for an order of possession and a monetary order for unpaid rent with leave to reapply.

I dismiss the Landlord's 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: September 09, 2021

Residential Tenancy Branch