



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## DECISION

Dispute Codes      OPR, MNR, MNSD, FF

### Introduction

This matter was conducted by way of a Direct Request Proceeding, pursuant to section 55(4) of the Act, and dealt with an Application for Dispute Resolution by the Landlord for an Order of Possession and a Monetary Order for unpaid rent.

The Landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on October 16, 2009, the Landlord served the Tenant with the Notice of Direct Request Proceeding by registered mail. According to the Canada Post online tracking system, the Tenant received the Notice on October 23, 2009. Consequently, I find that the Tenant was properly served with Notice of this proceeding.

As part of the application, the Landlord is also required to provide a copy of the tenancy agreement. The copy of the tenancy agreement provided by the Landlord is missing a page that contains the signatures of the Parties to it.

### Conclusion

Having found that there is an incomplete tenancy agreement, I order that this direct request proceeding be reconvened as a conference call hearing in accordance with section 74 of the Act to determine if there is a binding tenancy agreement. Notices of Reconvened Hearing are enclosed with this decision for the applicant to serve upon the Tenants within **three (3) days** of receiving this decision in accordance with section 88 of the Act.

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: October 30, 2009.

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Dispute Resolution Officer