



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPR, MNR, MNSD, FF

This matter was conducted by way of 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 February 9, 2010 the Landlord served the Tenant by registered mail with the Notice of Direct Request Proceeding. Based on the Landlord's written submissions and evidence, I find that the Tenant was served as required by s. 89 of the Act with the Dispute Resolution Direct Request Proceeding documents.

As part of the Direct Request proceeding, the Landlord is required to provide a copy of the Parties' tenancy agreement. The Landlord provided a copy of the Residential Tenancy Branch's standard form of Residential Tenancy Agreement however it is missing page 6 which sets out the parties' signatures and indicates whether there are any additional pages attached as an addendum that would form part of the agreement. The Landlord's tenancy agreement includes a signed one page document identified as an addendum, however, it is a separate document and the signatures on it are not an acknowledgement that the Tenant has agreed to the terms set out in the preceding tenancy agreement.

Conclusion

Consequently, I order that the direct request proceeding be reconvened in accordance with section 74 of the Act so that further information can be obtained about the terms of the 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: February 18, 2010.

Dispute Resolution Officer