



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR

Introduction

This proceeding was conducted by way of a **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 for an order of Possession and a monetary order for unpaid rent.

The landlord seeks:

1. Order of Possession; and
2. A monetary Order to recover unpaid rent.

The Application for Dispute Resolution in this matter was filed June 19, 2012. Rent is fixed at \$640.00. In the accounting of rents paid and owing provided in evidence the rent arrears as at June 2012 are \$880.00 however the landlord seeks \$1,520.00 in the 10 day Notice to End Tenancy and in the Application for Dispute Resolution. This sum represents rent arrears of \$240.00 for May and \$640.00 for June plus loss of revenue for July of \$640.00.

The Direct Request Application process is open to the collection of rents only, not loss of revenue.

Further, the 10 day Notice to End Tenancy is completed in error, first the notice requests July rent which was not yet due and second the 10 day Notice to End Tenancy has not been completed properly.

For these reasons this 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: June 25, 2012.

Residential Tenancy Branch