



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

This hearing was conducted as 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.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that the landlord served the tenant with the Notice of Direct Request Proceeding by registered mail sent on August 22, 2012.

Based on the written submission of the landlord, I find that the tenant had been served with the Direct Request Proceeding documents.

### **Analysis**

On examining the remainder of the landlord’s submissions, however, I note that the Rental Agreement is for a tenancy with another party in another rental unit at a different rent than stated on the application and Notices to End Tenancy. There is a one-page submission titled “General Tenancy Agreement” which names the tenant, but the stated rent is inconsistent with other documents and it is missing such essential information as signatures, date of signing, start date of the tenancy, etc.

Direct Request proceedings were designed to expedite the most routine applications under a Notice to End Tenancy for unpaid rent by conducting an examination of written submissions only without attendance of either party.

Therefore, such applications must be complete, comprehensive, consistent and correct in order to succeed.

As the present application falls short of those standards, I find that I must dismiss it without leave to reapply.

The landlord is at liberty to issue a new Notice to End Tenancy if circumstances so warrant at the time and to make application based on the new notice.

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: August 29, 2012.

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Residential Tenancy Branch