



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Sundance Ventures Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR MNR

Introduction

This matter was conducted by way of Direct Request Proceeding, pursuant to section 55(4) of the *Residential Tenancy Act* (the Act). The landlord applied for an order of possession and a monetary order for unpaid rent.

Preliminary Issue – Insufficient Evidence of Monthly Rent

The Notice to End Tenancy for Unpaid Rent, dated July 2, 2013, states that the tenant failed to pay rent of \$963.26 that was due on July 1, 2013. The tenancy agreement indicates that the monthly rent is \$890. In their application, the landlord indicated that the tenant failed to pay July 2013 rent of \$963.26. The landlord did not provide any further evidence to explain the increased amount of rent claimed. I therefore find that I cannot determine the validity of the notice to end tenancy.

As I cannot determine the validity of the notice, I cannot grant the landlord an order of possession or a monetary order.

Conclusion

The landlord's 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: July 18, 2013

Residential Tenancy Branch