



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 0868732 BC LTD  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR

### Introduction

The Applicant has applied for an Order of Possession for unpaid rent and a Monetary Order for unpaid rent.

### Issues(s) to be Decided

1. Is the Applicant the Landlord or Agent of the Landlord?

### Background and Evidence

In support of their claim the Applicant has submitted a copy of the application and a copy of a 10 Day Notice to End Tenancy both of which were issued listing a different Landlord's name than that listed on the tenancy agreement provided in support of this application.

There is no evidence before me to support that the Landlord has changed names or the Applicant Corporation acquired the rights to the tenancy agreement from the previous Landlords. Furthermore, there is no evidence that the applicant named in this proceeding has any authorization to act as the agent to the legal landlords named in the tenancy agreement or that this authorization to act as the Landlord has been provided in writing to the Tenant.

Furthermore, the application and 10 Day Notice list the Tenant as J.H. which is different than the H.J.R. name listed and used as a signature and initials by the Tenant on the tenancy agreement. The applicant has indicated that the Tenant uses alias, however there was no supporting documentation to support this allegation.

Analysis

When making a claim through the Direct Request process evidence must be submitted to prove that a tenancy agreement exists between the applicant and the respondent. In this case the Applicant and respondent are different than the named Landlord and Tenant on the tenancy agreement. Based on the aforementioned I find that this application does not meet the requirements for the Direct Request process. Accordingly, the application is dismissed.

Conclusion

**I HEREBY DISMISS** this application.

No findings of fact or law have been made regarding the 10 Day Notice to End Tenancy issued December 8, 2013.

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: December 30, 2013

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Residential Tenancy Branch

