



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Full Living Holding Inc.  
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 Act, and dealt with an Application for Dispute Resolution by the landlord for an Order of Possession and a monetary order due to unpaid rent.

When making an application for a Direct Request Proceeding, the landlord must provide copies of:

- the tenancy agreement, signed by both parties;
- documents showing changes to the tenancy agreement or tenancy, such as rent increases, or changes to parties or their agents;
- documents supporting the amount of rent due, such as rent ledger or receipt book;
- the 10-Day Notice to End Tenancy for Unpaid Rent and,
- proof that the landlord served the tenant with the 10-Day Notice to End Tenancy for Unpaid Rent.

And before the direct request proceeding can take place the landlord must also supply:

- A copy of the Proof of Service of the Notice of Direct Request Proceeding for each tenant;

On this application the landlord has provided a copy of a tenancy agreement that has been signed by the respondent, and by the previous owner of the rental property.

The applicant has also provided proof to show that the rental property has been purchased and that the applicant is the new owner/landlord of the property.

The applicant however has failed to provide any evidence to show that the respondent/tenant was never notified of the sale of the property, or that the respondent/tenant was ever instructed to make rental payments to the new owner.

Therefore, since the applicant has failed to show documents showing changes to the tenancy agreement it is my decision this application is incomplete.

### Conclusion

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: February 04, 2014

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Residential Tenancy Branch

