



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR

This matter involved a landlord's application by way of Direct Request Proceeding for a monetary order for unpaid rent. The landlord did not apply for an order of possession; further, the landlord submitted evidence that he had already served the tenant with an order of possession.

Section 55(4) of the *Residential Tenancy Act* (the Act) provides for an expedited process for the landlord to receive an order of possession **and** a monetary for unpaid rent, in certain circumstances. It does not provide for a landlord to receive a monetary order only. I therefore find that the landlord's application in this matter is not appropriate for the Direct Request process.

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: April 17, 2014

Residential Tenancy Branch

