Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 0947638 BC LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes   OPR MNR

Introduction

The Applicant has applied for an Order of Possession for unpaid rent and a Monetary Order for unpaid rent through the Direct Request Process.

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 for dispute resolution, a 10 Day Notice, and Service documents which are issued listing a numbered corporation's name as the Landlord. The tenancy agreement provided in evidence in support of this application lists a different name(s) than that listed on the application.

There is no evidence before me to support that the Landlord, as listed on the tenancy agreement, is an agent for the Corporate Landlord; or that the Applicant acquired the rights to the tenancy agreement from the previous Landlord. 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 Tenants.

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 respondents. In this case the Applicant is different than the named landlord on the tenancy agreement. Based on the aforementioned I find that this application does not meet the requirements for the Direct Request process. Therefore, the application is dismissed.

Conclusion

I HEREBY DISMISS this application.

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: May 27, 2014

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Residential Tenancy Branch