



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding BEACON COMMUNITY SERVICES  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      OPR MNR

### Introduction

This matter proceeded by way of Direct Request Proceeding, pursuant to section 55(4) of the *Residential Tenancy Act* (the “Act”), and dealt with an Application for Dispute Resolution by the landlord for an order of possession for unpaid rent and a monetary order for unpaid rent.

In addition to other documentary evidence, the landlord failed to provide any details of dispute in the “Details of Dispute” area of the Landlord’s Application for Dispute Resolution.

### Preliminary Issue, Analysis and Conclusion

The Direct Request process is a mechanism that allows the landlord to apply for an expedited decision, with that the landlord must follow and submit documentation exactly as the *Act* prescribes; there can be no omissions or deficiencies with items being left open to interpretation or inference.

In this case, the landlord has failed to provide any details of dispute in the “Details of Dispute” area of the Landlord’s Application for Dispute Resolution. Under these circumstances, **I dismiss** the landlord’s application **with leave to reapply** due to insufficient particulars.

The landlord should not apply for a direct request proceeding unless sufficient particulars are provided, such as but not limited to, the application specifying for which month(s) rent is being claimed, or portions thereof, and that all documents are completed in full.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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 5, 2014

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Residential Tenancy Branch

