



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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 landlords 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 complete the “Details of Dispute” portion of the Landlord’s Application for Dispute Resolution. As a result, the landlords have not specified which month(s) they are claiming for unpaid rent.

Preliminary Issue, Analysis and Conclusion

The Direct Request process is a mechanism that allows the landlords to apply for an expedited decision, with that the landlords 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 landlords have failed to indicate which month(s) the landlord is claiming for unpaid rent by failing to complete the “Details of Dispute” portion of the Landlord’s Application for Dispute Resolution.

Under these circumstances, **I dismiss** the landlords’ application **with leave to reapply**. The landlords should not apply for a direct request proceeding unless the application is clear regarding the monetary amount being claimed, including for which month(s) rent is being claimed, or portions thereof, and that all documents are completed in full and there are no documents which can be open to interpretation or inference. Therefore, the landlords may wish to submit a new application through the normal dispute resolution process which includes a **participatory hearing** as this application is not suitable for

the direct request process, or reapply through the direct request process with all required information completed.

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 20, 2014

Residential Tenancy Branch

