



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

OPR, MNR

Introduction

This matter was conducted 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 and a Monetary Order.

A direct Request is a limited expedited procedure for obtaining an Order of Possession when a tenant has not paid rent. Decisions are based on written documentation only. Certain documents are required, including a copy of the tenancy agreement between the parties.

In this case, the Landlord submitted a copy of a one page "Application For Rent Of Suite" document in lieu of a tenancy agreement.

Conclusion

I find that the Landlord did not provide a copy of a tenancy agreement between the parties; and therefore, the Landlord's application is **dismissed**. The Landlord is at liberty to re-apply for either:

- a Direct Request Proceeding if he provides a copy of a tenancy agreement that complies with the requirements of the Act; or
- a participatory Hearing, in the event that no such document exists.

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: June 02, 2014

Residential Tenancy Branch

