



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, OPR

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.

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 submitted two partial tenancy agreements with different names on them. The most current tenancy agreement has two names on them, neither of which has signed a tenancy agreement. In addition, the 10 Day Notice to End Tenancy for Unpaid Rent or Utilities has only one name on it. The landlords’ documentation is incomplete and has inconsistencies. I am unable to ascertain who the current tenant are, what the monthly rent is and what are the current terms and conditions of their tenancy. The landlords’ application is **not** appropriate for a direct request proceeding as submitted. Under these circumstances, I **dismiss** the landlord’s application **with leave**

to reapply. The landlord should not apply for a direct request proceeding unless all documents are completed in full and there are no documents which can be open to interpretation or inference.

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: July 30, 2014

Residential Tenancy Branch

