



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Raamco Inter Prop Cda Ltd.
and [tenant name suppressed to protect privacy]

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). The landlord applied for an order of possession and a monetary order for unpaid rent.

Preliminary Issue – Contradictory Evidence

The Notice to End Tenancy for Unpaid Rent, dated August 5, 2014, indicates that the tenant failed to pay rent of \$1760 that was due on August 1, 2014. The tenancy agreement indicates that the monthly rent is \$870, and there is an additional fee of \$10 for gas. In their application, the landlord claimed \$1760 in unpaid rent. In their monetary order worksheet, the landlord indicated that the tenant owed \$980 in rent and parking for July 2014, and \$855 in rent and parking for August 2014. The landlord also submitted a copy of the tenant ledger, which indicated that as of August 1, 2014 the tenant owed \$1810 for rent, gas and late fees. The landlord did not submit any further evidence to explain the discrepancies in these amounts.

I cannot determine from the landlord's evidence what amount of unpaid rent was owed, and what other amounts were owed. I therefore dismiss the application with leave to reapply.

Conclusion

The application is dismissed with leave to reapply.

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: August 28, 2014

Residential Tenancy Branch

