



Dispute Resolution Services

Page: 1

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

Preliminary Issue – Possible Reinstatement of Tenancy

The landlord indicated that the tenant failed to pay \$500 of the rent for July 2014 and \$1400 for August 2014. The landlord did not provide evidence to establish whether the tenant paid rent for September 2014, and if so whether the landlord accepted that payment for use and occupancy only. I therefore cannot determine whether the landlord reinstated the tenancy, and I find that this application is not suitable for the direct request process.

Conclusion

The landlord's 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: September 24, 2014

Residential Tenancy Branch