



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR

This matter proceeded by way of Direct Request Proceeding, pursuant to section 55(4) of the Residential Tenancy Act (the “Act”), and deals with an Application for Dispute Resolution by the Landlord for:

1. An Order of Possession – Section 55; and
2. A Monetary Order for unpaid rent – Section 67.

Given the Applicant’s signed proof of service, I find that the Applicant served each Respondent with the Notice of Direct Request Proceeding by registered mail on October 17, 2014. It is noted however that the proof of service does not indicate that any supporting documents were provided. The Applicant provided a copy of a tenancy agreement naming the Respondents as the Tenants. It is noted that the Applicant is not the person named as Landlord on the tenancy agreement. There is no evidence that the Applicant is the Landlord, is acting as an agent for the Landlord or has any authority to represent the Landlord.

Rule 3.1 provides that an applicant must serve each respondent with copies of all evidence submitted to the Residential Tenancy Branch (the “RTB”) with the application. The application submitted to the RTB contains copies of a tenancy agreement, a 10 day notice for unpaid rent, proof of service, and a monetary order worksheet.

Rule 10.4 provides that proof of authority to represent a party to a proceeding may be required.

As there is no evidence that the Applicant has any authority to act for the Landlord and as the Applicant's evidence indicates that no supporting documents were provided to the Tenants, I find that the application for dispute resolution does not meet the requirements for the Direct Request Process. As such I dismiss the application 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: November 05, 2014

Residential Tenancy Branch