



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Plan A Real Estate Services  
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 Issues

The landlord submitted tenancy agreement that was not signed by the tenant. An application through Direct Request must include all required documents, including a tenancy agreement signed by the tenant.

The landlord served the tenant with notice of the direct request proceeding by posting the documents to the rental unit door. Notice of a monetary claim cannot be served by posting.

For these reasons, the landlord's application is dismissed 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: January 7, 2015

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Residential Tenancy Branch

