



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

OPR, MNR

Introduction

This matter proceeded by way of an *ex parte* 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 Applicant for an Order of Possession based on unpaid rent and a monetary Order.

The Applicant “XW” submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on July 14, 2015, the Applicant served the tenant with the Notice of Direct Request Proceeding via registered mail. The Applicant provided a copy of the Canada Post Customer Receipt containing the Tracking Number to confirm this mailing. Section 90 of the *Act* determines that a document served in this manner is deemed to have been received 5 days after service.

Based on the written submissions of the Applicant, and in accordance with sections 89 and 90 of the *Act*, I find that the tenant has been deemed served with the Direct Request Proceeding documents on July 19, 2015, the fifth day after their registered mailing.

Issue(s) to be Decided

Is the Applicant entitled to an Order of Possession for unpaid rent pursuant to sections 46 and 55 of the *Act*?

Is the Applicant entitled to monetary compensation for unpaid rent pursuant to section 67 of the *Act*?

Background and Evidence

The Applicant submitted the following evidentiary material:

- A copy of the Proof of Service of the Notice of Direct Request Proceeding served to the tenant;
- A copy of a residential tenancy agreement which listed the landlord as an individual bearing the initials “GX”. The tenancy agreement was signed by the landlord’s agent

“AW” and the tenant on October 1, 2014, indicating a monthly rent of \$1,600.00 due on the first day of the month for a tenancy commencing on October 1, 2014;

- A copy of a document titled “Agency Agreement”, dated February 28, 2015, which establishes that the individual, identified as “GX”, listed as the landlord in the tenancy agreement, is the owner of the rental unit. “GX” provides authorization for an individual identified as “AW” to act as his agent with respect to the rental unit;
- A Monetary Order Worksheet showing the rent owing during the portion of this tenancy in question, on which the Applicant establishes a monetary claim in the amount of \$1,600.00 for unpaid rent owing for the month of July 2015;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated July 2, 2015, which the Applicant states was served to the tenant on July 2, 2015, for \$1,600.00 in unpaid rent due on July 1, 2015, with a stated effective vacancy date of July 11, 2015; and
- A copy of the Proof of Service of the Notice showing that the Applicant served the Notice to the tenant by way of posting it to the door of the rental unit at 7:00 PM on July 2, 2015. The Proof of Service form establishes that the service was witnessed by “YHC” and a signature for “YHC” is included on the form.

The Notice restates section 46(4) of the *Act* which provides that the tenant had five days to pay the rent in full or apply for Dispute Resolution or the tenancy would end on the effective date of the Notice. The tenant did not apply to dispute the Notice within five days from the date of service and the landlord alleged that the tenant did not pay the rental arrears.

Analysis

Direct Request proceedings are *ex parte* proceedings. In an *ex parte* proceeding, the opposing party is not invited to participate in the hearing or make any submissions. As there is no ability for the tenants to participate, there is a much higher burden placed on landlords in these types of proceedings than in a participatory hearing. This higher burden protects the procedural rights of the excluded party and ensures that the natural justice requirements of the Residential Tenancy Branch are satisfied.

In this type of matter, the landlord must prove they served the tenant with the Notice of Direct Request Proceeding, the Notice, and all related documents with respect to the Direct Request process, in accordance with the *Act* and Policy Guidelines. In an *ex parte* Direct Request Proceeding, the onus is on the landlord to ensure that all submitted evidentiary material is in accordance with the prescribed criteria and does not lend itself to ambiguity or give rise to issues that may need further clarification beyond the purview of a Direct Request Proceeding. If the landlord cannot establish that all documents meet the standard necessary to proceed via the Direct Request Proceeding, the application may be found to have deficiencies that necessitate a participatory hearing, or, in the alternative, the application may be dismissed.

I find that the evidentiary material provided by the Applicant brings into question whether the landlord has been correctly identified on the Application for Dispute Resolution by Direct Request form. The landlord listed on the application form is an individual bearing the initials “XW” and is different from the individual bearing the initials “GX” listed as the landlord on the

tenancy agreement. I find that the Applicant has not demonstrated whether the landlord listed on the application form inherited the tenancy agreement from the landlord listed on the tenancy agreement, or whether the Applicant has authorization to act as an agent for the landlord listed on the tenancy agreement.

The Applicant has provided a copy of a document titled "Agency Agreement", dated February 28, 2015, which establishes that the individual, identified as "GX", listed as the landlord in the tenancy agreement, is the owner of the rental unit. In the "Agency Agreement", "GX" provides authorization for an individual identified as "AW" to act as his agent with respect to the rental unit. However, this document does not establish that "GX" provided authorization for the Applicant "XW" to act as his agent.

As previously indicated, in an *ex parte* Direct Request Proceeding, the onus is on the Applicant to ensure that all submitted evidentiary material is in accordance with the prescribed criteria and does not lend itself to ambiguity or give rise to issues that may need further clarification beyond the purview of a Direct Request Proceeding. I find that there are deficiencies with this application that cannot be clarified by way of the Direct Request Proceeding, as the application before me brings into question whether the landlord is correctly and consistently identified on both the application form and on the tenancy agreement, and whether the Applicant was given authority to apply for dispute resolution on behalf of the individual listed as the landlord in the tenancy agreement.

The documents included with this application indicate that the landlord identified on the tenancy agreement is not the same as the landlord listed on the other documents, such as the Notice for unpaid rent and the application form. These deficiencies cannot be remedied by inferences in the absence of more evidentiary material, or oral testimony, which clarifies the questions raised by these inconsistencies. Therefore, I dismiss the landlord's application for an Order of Possession and a monetary Order with leave to reapply.

It remains open to the Applicant to reapply for dispute resolution via the Direct Request process if all requirements for an application for dispute resolution via Direct Request, as outlined in Policy Guideline #39, can be met, or, in the alternative, the Applicant may wish to submit an application for dispute resolution to be heard via a participatory hearing. Given the nature of the deficiency identified with respect to the tenancy agreement, the Applicant may wish to submit an application for dispute resolution to be heard via a participatory hearing.

Conclusion

I dismiss the Applicant's 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: July 17, 2015

Residential Tenancy Branch

