



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR

### Introduction

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 an Order of Possession.

Given the Landlord’s signed proof of service, I find that the Landlord served the Tenant with the Notice of Direct Request Proceeding by posting it on the door on January 21, 2016 in accordance with the Act.

### Issue(s) to be Decided

Does the application have sufficient particulars to be considered under the direct request proceedings?

### Background and Evidence

The Landlord submits an Application for dispute resolution through direct request in the approved form. The second page of that form stipulates that the application must include details of rent, whether or not a monetary claim is being made, and must include a completed Direct Request Worksheet. The Landlord’s application does not include a Direct Request Worksheet.

### Analysis

Section 59 of the Act provides that an application for dispute resolution must, inter alia, be in the applicable approved form and include full particulars of the dispute that is to be

the subject of the dispute resolution proceedings. The approved forms for making an application through the direct request proceedings, whether or not a monetary claim is being made, include a Direct Request Worksheet. This document sets out the particulars of rents owed at the time of the notice to end tenancy and until the date of the application. As the Landlord has provided no particulars on the rents unpaid or owed and has not provided the Direct Request Worksheet as required, I find that the application does not have sufficient particulars. I 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: January 28, 2016

---

Residential Tenancy Branch

