



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding AARLIN ENTERPRISES INC. C/O GATEWAY PROPERTY MNGMT.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR MNR

Introduction

This matter proceeded by way of 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 landlord for an order of possession for unpaid rent and a monetary order for unpaid rent.

In addition to other documentary evidence, the landlord failed to complete the “Details of the Dispute” portion of the Application for Dispute Resolution (the “Application”).

Preliminary Issue, Analysis and Conclusion

The Direct Request process is a mechanism that allows the landlord to apply for an expedited decision, with that the landlord must follow and submit documentation exactly as the Act prescribes; there can be no omissions or deficiencies with items being left open to interpretation or inference.

In this case, the landlord failed to include any details in the “Details of the Dispute” portion of their Application. Therefore, I am unable to determine based on insufficient details contained in the landlord’s Application, for what month or months for which they are claiming for unpaid rent.

Under these circumstances, **I dismiss** the landlord's application **with leave to reapply**. The landlord should not apply for a direct request proceeding unless the application is clear regarding the monetary amount being claimed, including for which month(s) rent is being claimed, or portions thereof, and that all documents, including the application, are completed in full and there are no documents which can be open to interpretation or inference.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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: April 11, 2014

Residential Tenancy Branch

