



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding KEY MARKETING INC
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR MNR

Introduction

The Applicant has applied for an Order of Possession for unpaid rent and a Monetary Order for unpaid rent through the Direct Request Process.

Issues(s) to be Decided

1. Is the Applicant the Landlord or Agent of the Landlord?

Background and Evidence

In support of their claim the Applicant has submitted a copy of the application for Direct Request which was initially completed with a landlord's name of Key Rental which was scratched out and listed as Key Marketing Inc. The tenancy agreement submitted into evidence in support of this application lists the Landlord as Litco Investments Corporation. The 10 Day Notice and Proof of Service documents list the Landlord as being Key Marketing Inc.

Analysis

There is no evidence before me to support that the Landlord, as listed on the application for Direct Request, is an agent for the Corporate Landlord, or that the Applicant acquired the rights to the tenancy agreement from the previous Landlord. Furthermore, there is no evidence that the applicant named in this proceeding has any authorization to act as the agent to the legal Landlord named in the tenancy agreement or that this authorization to act as the Landlord has been provided in writing to the Tenants.

When making a claim through the Direct Request process evidence must be submitted to prove that a tenancy agreement exists between the applicant and the respondents.

In this case the Applicant is different than the named landlord on the tenancy agreement. Based on the aforementioned I find that this application does not meet the requirements for the Direct Request process, and the claim is dismissed.

Conclusion

I HEREBY DISMISS the application for Direct Request.

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: September 08, 2014

Residential Tenancy Branch

