Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Vancouver Native Housing Society
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 Issue – Calculation of Rent

In their application and the notice to end tenancy, the landlord indicated that the tenant owed $3068 in unpaid rent. In a monetary order worksheet, the landlord provided a breakdown of the unpaid rent as follows: June $686; July $794; August $794; September $794. The tenancy agreement indicates that the rate of the tenant's contribution to the rent was to be determined by BC Housing. The landlord submitted a document containing handwritten calculations of the amount of the tenant's contribution to monthly rent.

I find that this matter is not appropriate for the Direct Request process, given the complexities and inconsistencies in the evidence regarding calculation of rent.

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: September 26, 2014

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Residential Tenancy Branch