



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## 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 landlords for an order of possession for unpaid rent and a monetary order for unpaid rent and/or utilities.

In addition to other documentary evidence, the landlords provided a copy of a tenancy agreement that failed to include the full address of the rental unit. Specifically, the tenancy agreement submitted in evidence is missing the name of the road of the rental unit and only includes the unit and city/town.

### Preliminary Issue, Analysis and Conclusion

The Direct Request process is a mechanism that allows the landlords to apply for an expedited decision, with that the landlords 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 the matter before me, the landlords provided a copy of a tenancy agreement, the address of which does not match the full rental address listed on the landlords' application.

Under these circumstances, **I dismiss** the landlords' application **with leave to reapply**. The landlords should not apply for a direct request proceeding unless there is a written tenancy agreement that matches the rental unit address exactly. Therefore, the landlords may wish to submit a new application through the normal dispute resolution process which includes a **participatory hearing** as this application is not suitable for the direct request process.

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: March 8, 2018

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Residential Tenancy Branch