



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

DECISION AND REASONS

Dispute Codes: OPR, MNR, MNSD, & FF

Introduction:

This hearing dealt with the landlord's application for an Order of Possession and a monetary claim related to non-payment of rent by the tenant. The landlord was unable to attend the hearing and a representative appeared on her behalf. There was no authorization provided to the Residential Tenancy Branch prior to the hearing appointing this individual as the landlord's agent.

I also found that the landlord failed to provide a copy of the 10 day Notice to End Tenancy or any other evidence respecting this application. The landlord's representative was also unable to provide any evidence on how the tenant was served with notice of this hearing and application or with the 10 day Notice to End Tenancy.

I determined that in the absence of a representative authorized or knowledgeable to present evidence on the landlord's behalf and without a copy of the 10 day Notice to End Tenancy, I would dismiss the application with leave to re-apply.

At this point of the hearing, an unidentified individual appeared on the tenant's behalf requesting an adjournment of the hearing. This individual indicated that the tenant was in the hospital. When I questioned when the tenant went into the hospital I did not receive an answer.

Conclusion:

I dismiss this application with leave to re-apply.

Dated February 04, 2009.

Dispute Resolution Officer