



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPR, MNR

Preliminary Issue

I have reviewed the documentation provided by the landlord for this application. As part of the application the landlord is required to provide a copy of the two page 10 Day Notice to End Tenancy Due to Unpaid Rent or Utilities. Page two of the notice provides information to the tenant about the landlord's right to seek an Order of Possession through the Direct Request Process if the tenant does not respond to the notice.

In the documents before me the landlord has not provided page two of the Notice to End Tenancy. In order for a legal notice to be valid and enforceable it must be complete. As I have not received a complete copy of the 10 Day Notice to End Tenancy Due to Unpaid Rent or Utilities I cannot determine whether the tenant was served with the complete Notice and as a result I cannot be satisfied that a valid notice was served on the tenant. Consequently, this application is dismissed without leave to reapply. The landlord is at liberty to serve a new notice to end tenancy on the tenants.

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 27, 2010.

Dispute Resolution Officer