



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Ministry of Public Safety and Solicitor General

## **DECISION**

Dispute Codes      ET

### Introduction

This was an application by the landlord for an order ending the tenancy on a date earlier than the tenancy would end had a notice to end the tenancy for cause been given to the tenant, and for an Order for Possession. The hearing of the application for dispute resolution was conducted by conference call. The landlord's property manager and the tenant called in and participated in the hearing.

The landlord submitted documents and witness statements to the Residential Tenancy Office in support of its application for an early end to tenancy and an order for possession, but the landlord did not provide any of the documents to the tenant. The tenant has not had an opportunity to respond to the landlord's evidence. The principles of natural justice require that the respondent be advised of the case against her and that she be given an opportunity to respond to the applicant's evidence.

Because the landlord has failed to provide copies of its evidence to the tenant in advance of the hearing the application is dismissed with leave to reapply.

Dated: February 03, 2011.

---