



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 and a monetary order for unpaid rent.

The Landlords submitted in evidence a copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on July 6, 2011.

The 10 day Notice to End Tenancy is incomplete. The Landlords have failed to indicate the effective date of the Notice.

Under section 52 of the Act the Notice must include the effective date of the Notice. I find that the Notice is not valid. Another Notice must be issued to the Tenants, correctly completed.

I dismiss the Application of the Landlords without 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: August 03, 2011.

Residential Tenancy Branch