



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR

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 landlord for an Order of Possession.

The landlord submitted a copy of a Notice to End Tenancy in evidence which was unsigned.

Section 52(a) of the Act requires that in order to be effective, a Notice to End Tenancy must be signed by the landlord giving the Notice.

I find that the landlord's Application for Dispute Resolution is dismissed as the Notice to End Tenancy is not valid and the landlord must issue a Notice in accordance with the Act.

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 30, 2011.

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Residential Tenancy Branch