



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, FF

Introduction

A substantial amount of documentary evidence, photo evidence, and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

All testimony was taken under affirmation.

Issue(s) to be Decided

This is a request for an Order of Possession and a request for recovery of the filing fee paid for today's hearing.

Decision and reasons

The applicant is requesting an Order of Possession based on a Notice to End Tenancy for cause; however the applicant has not provided a copy of the Notice to End Tenancy to this hearing.

In the absence any Notice to End Tenancy I am unable to determine whether or not a valid Notice to End Tenancy has been served on the tenants, and therefore I am not willing to issue an Order of Possession.

Conclusion

This application is dismissed 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: June 19, 2012.

Residential Tenancy Branch