



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

**Dispute Codes:** OPR, MNR, FF

### Introduction

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for orders as follows:

1. A monetary order pursuant to Section 67;
2. An Order of Possession pursuant to Section 55; and
3. An Order to recover the filing fee pursuant to Section 72.

The landlord submitted into evidence only the first page of the “Notice to End Tenancy – Residential Unit”. It is an old form of notice produced in 2005. The Notice does not show the instructions to tenant or the reason for ending the tenancy. The landlord testified that he put the notice into the tenant’s mailbox.

The tenant appeared the hearing confirming that while he had been served with the landlord’s Application for Dispute Resolution and Notice of this hearing, he has not been served with a Notice to End Tenancy.

I am not satisfied that the tenant has been properly served with an appropriate form of Notice to End Tenancy.

This application is therefore dismissed with 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 11, 2012.

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Residential Tenancy Branch