



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, FF

Introduction

This matter dealt with an application by the Landlord for an Order of Possession and to recover the filing fee for this proceeding. The oral hearing via teleconference call started at 9:00 a.m. as scheduled, however by 9:10 a.m., neither party had dialled into the conference call.

The relief selected by the Landlord on his application was for an Order of Possession on the basis that he had grounds to enforce a ***One Month Notice to End Tenancy for Cause*** (OPC). However, the Landlord did not provide a copy of a One Month Notice to End Tenancy for Cause in support of his application but instead provided a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities and a Tenant's notice to end the tenancy. In the absence of a One Month Notice to End Tenancy or an application making a claim for an Order of Possession *on the basis of a 10 Day Notice to End Tenancy for Unpaid Rent* (OPR) or *on the basis of a Tenant's Notice to End Tenancy* (OPB), I find that there would have been no grounds to grant the Landlord's application in this matter. Consequently, the Landlord's application in this matter is dismissed without leave to reapply.

Conclusion

The Landlord's 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: October 24, 2012.

Residential Tenancy Branch