



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes: OPR, MNR, FF

### Introduction / Background / Evidence

This hearing was scheduled in response to the landlord's application for an order of possession for unpaid rent / a monetary order as compensation for unpaid rent / and recovery of the filing fee. The landlord and a person assisting him attended the hearing. The tenants did not appear, and particulars around how and when they were served with the application for dispute resolution and notice of hearing (the "hearing package") were not entirely clear.

Further, aside from the application for dispute resolution itself, there is no documentary evidence whatsoever before me in support of the landlord's application. Additionally, the landlord did not have with him for reference either a copy of the tenancy agreement, or of the 10 day notice to end tenancy for unpaid rent which he claimed had been served on the tenants.

In the absence of sufficient evidence, I find that the landlord's application must presently be dismissed with leave to reapply.

### Conclusion

The application is 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: November 06, 2012.

---

Residential Tenancy Branch