



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNDC, MNR, MNSD, OPR

This matter was set for a conference call hearing at 1:30 p.m. on this date. The landlord participated in the hearing, the tenant did not. The landlord is the sole applicant in this matter. The landlord did not provide sufficient documentation i.e. a tenancy agreement; to prove that a tenancy existed with subject party nor did they provide the 10 Day Notice to End Tenancy for Unpaid Rent or Utilities that they wished to rely on to terminate the tenancy.

A great deal of time was spent in explaining the importance of documentation and evidence with the landlord and she indicated she understood. In the absence of this documentation, I dismiss the landlord's application and any notices issued up until when the landlord applied for this hearing on December 19, 2012. The landlord is at liberty to issue any relevant and required notices in accordance with the Act and to file for dispute resolution if needed.

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: January 07, 2013.

Residential Tenancy Branch

