



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPR MNR FF

This hearing dealt with an application by the landlord for an order of possession and a monetary order for unpaid rent. The landlord and two tenants participated in the teleconference hearing.

The landlord stated that on January 5, 2013 he served the tenants a notice to end tenancy for unpaid rent by posting the notice on the rental unit door. The landlord stated that he took pictures of the posted notice, but he did not submit those photographs as supporting evidence. The landlord did not submit a copy of the notice as part of his evidence. The tenant stated that he did not receive the notice to end tenancy, and he therefore did not know that he could dispute the notice. I found that the landlord had not provided sufficient evidence to establish that he served the notice to end tenancy.

The landlord submitted several documents after the deadline for submission of evidence.

For those reasons, I dismiss the landlord's application 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: January 24, 2013

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Residential Tenancy Branch

