



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

This is an application filed by the Landlord for an emergency end to the tenancy and to obtain an order of possession.

Both parties attended the hearing by conference call and gave testimony. As both parties have attended and have confirmed receipt of the notice of hearing documents I am satisfied that both parties have been properly served.

Both parties have confirmed at the beginning of the hearing that the Landlord has failed to serve the Tenants with their evidence. As such, the Landlord's Application is dismissed with leave to reapply as I find that it is highly prejudicial to consider this evidence with the Tenants having notice.

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: March 08, 2013

Residential Tenancy Branch

