



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Westcorp Property Management Inc.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR MNR

Introduction

This matter was conducted by way of Direct Request Proceeding, pursuant to section 55(4) of the *Residential Tenancy Act* (the Act). The landlord applied for an order of possession and a monetary order for unpaid rent.

Preliminary Issue – Invalid Notice to End Tenancy

The Notice to End Tenancy for Unpaid Rent, dated September 19, 2013, states that the tenant failed to pay rent of \$1675 that was due on September 1, 2013. The tenancy agreement indicates that the monthly rent is \$880. In their application, the landlord indicated that \$1600 was owed for unpaid rent, and \$75 was owed for late fees. The notice to end tenancy did not provide any breakdown of the claim for \$1675.

In a 10 Day Notice to End Tenancy for Unpaid Rent, a landlord may not claim any fees or amounts greater than the rent owed, aside from utilities, which are dealt with separately. If the landlord claims an amount greater than the rent owed, the notice will be invalid.

In this case, the landlord claimed an amount greater than the rent owed, and therefore the notice is invalid.

Conclusion

The application for an order of possession pursuant to the notice is dismissed.

The application for a monetary order 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 12, 2013

Residential Tenancy Branch

