



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, FF

Introduction

This hearing was convened by way of conference call in response to the tenants' application to cancel a Notice to End Tenancy for cause and to recover the filing fee from the landlords for the cost of this application.

The tenants, Counsel for the tenants and the landlords attended the conference call hearing and the parties gave sworn testimony. The landlord and tenant provided documentary evidence to the Residential Tenancy Branch. There were some questions raised about evidence not being received by one party in advance of this hearing.

Preliminary Issues

Having reviewed the documentary evidence and the electronic evidence of both parties I find that neither party has provided a copy of the One Month Notice to End Tenancy in evidence. Without a copy of the Notice I am unable to determine that a valid Notice was served upon the tenants by the landlords. Consequently I must set this Notice aside.

Conclusion

The landlords are at liberty to serve the tenants with a new One Month Notice to End tenancy for cause.

The tenants are at liberty to file an application to dispute any further notices issued by the landlords.

The tenants' application in this matter has not been heard and is dismissed.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Manufactured Home Park Tenancy Act*.

Dated: January 27, 2014

Residential Tenancy Branch

