



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR MNR

### Preliminary Issue – Invalid Notice to End Tenancy

The Notice to End Tenancy for Unpaid Rent, dated April 7, 2014, indicates that the tenant failed to pay rent of \$1011 that was due on April 1, 2014. The tenancy agreement indicates that the monthly rent is \$946. In their application, the landlord indicated that the tenant had failed to pay rent of \$1011. The Notice did not provide any breakdown of the claim for \$1011.

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: April 24, 2014

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Residential Tenancy Branch

