



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **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

In their application, the landlord submitted a copy of the 10 Day Notice to End Tenancy for Unpaid Rent dated March 14, 2014. The notice does not indicate any address for the landlord. A notice to end tenancy must include the landlord's address, or the notice may be invalid. I note that the landlord's address for service is not indicated on the tenancy agreement or the application for dispute resolution, and the Proof of Service of the Notice to End Tenancy indicates that the landlord's address is "Taiwan." In this case, the tenants were not provided an address at which they could serve the landlord, and I find that the notice dated March 14, 2014 is therefore invalid.

### Conclusion

As the notice to end tenancy dated March 14, 2014 is not valid, I dismiss the landlord's application for an order of possession pursuant to this notice. I dismiss the application for monetary compensation 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 4, 2014

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Residential Tenancy Branch

