



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MND, MNDC, MNSD, FF

Introduction

This matter dealt with an application by the Landlord for an Order of Possession and a monetary claim for unpaid rent, damaged to the rental unit and the recovery of the filing fee for this proceeding.

At the start of the conference call it was discovered that the Landlord had put his address as the address of the property to be vacated on the 10 Day Notice to End Tenancy for unpaid rent. The Landlord said this was a mistake on his part. Section 52 (b) on the Act says the correct address of the rental unit must be on the Notice to End Tenancy for the Notice to be effective. Consequently I find the 10 Day Notice to End Tenancy for unpaid rent dated April 10, 2014 to be invalid and as a result I dismiss the Landlord's application with leave to reapply.

Conclusion

The Landlord's application 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: June 02, 2014

Residential Tenancy Branch

