



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Century 21 Ace Agencies Ltd.
and [tenant name suppressed to protect privacy]

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 – Improper Service of Notice to End Tenancy

In their application and the Proof of Service of Notice to End Tenancy, the landlord indicated that the notice to end tenancy for unpaid rent was “tucked into door jamb.”

Section 88 of the Act addresses how a notice to end tenancy may be served. Tucking the notice into a door jamb is not an acceptable method of service under the Act.

As the landlord served the notice to end tenancy in a method that is not permitted by the Act, I cannot proceed with this application.

Conclusion

The 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: September 4, 2014

Residential Tenancy Branch

