



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNDC, MNSD, FF

Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution for an Order for Possession, a Monetary Order for non-payment of rent and a money owed or compensation for damage or loss under the Act as well as an Order that the Landlord retain the security deposit and recover the filing fee paid.

The Landlord and his witness, M.S., attended the hearing. The Tenant did not attend.

The Landlord submitted in evidence a copy of the 10 Day Notice to end Tenancy issued August 4, 2014 (the "Notice"). The name of the road of the dispute address and the tenant's address were spelled differently on the Notice. These spellings were also inconsistent with the spelling of the road name of the dispute address and tenant's address noted on the Landlord's Application for Dispute Resolution; in fact all four spellings were different. At the hearing, the Landlord provided yet another spelling of the dispute address road name which he subsequently conceded was also incorrect.

Additionally, the Landlord's Application for Dispute Resolution also incorrectly named the Tenant, reversing the surname and given name of the Tenant, and was incorrectly dated 2013, rather than 2014.

As it is possible, although arguably unwise, that the Tenant did not attend the hearing due to the misspelling of the dispute address and the Tenant's name, I dismissed the Landlord's Application with leave to reapply.

Conclusion

The Landlord's Application for Dispute Resolution incorrectly noted the rental unit address as well the Tenant's name. Accordingly, I dismissed the Landlord's application 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: October 16, 2014

Residential Tenancy Branch

