



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Mountainview Flats  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPC FF

### Introduction

This hearing convened pursuant to the landlord's application for an order of possession. The landlord and the tenant called in to the teleconference hearing.

### Preliminary Issue – Service of the Notice to End Tenancy

The landlord stated that she posted a one-month notice to end tenancy for cause on the rental unit door on January 28, 2015. The landlord did not submit a copy of the notice to end tenancy in their application. The tenant stated that she only received part of the second page of a notice, and it appeared that someone had ripped down the rest of the document.

I accepted the tenant's testimony that she was not served with the complete notice to end tenancy, and I therefore dismiss the landlord's application for an order of possession pursuant to the one-month notice to end tenancy that the landlord stated she served on January 28, 2015.

### Conclusion

The landlord's application is dismissed. It is open to the landlord to serve the tenant with a new notice to end tenancy for cause.

As the landlord's application was not successful, they are not entitled to recovery of the filing fee for the cost of their application.

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 2, 2015

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Residential Tenancy Branch

