



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL, OPB, FF

Introduction

This matter dealt with an application by the Landlords for an Order of Possession and to recover the filing fee for this proceeding.

At the start of the conference call the Landlord was made aware that she did not issue or provide an approved Notice to End Tenancy pursuant to section 52 (e) of the Act. Without a copy of a valid Notice to End Tenancy as prescribed by the Act the Landlord's has not established grounds to be successful in ending the tenancy. The notice the Landlord issued is not valid under the Act. Consequently the Landlords' application is dismissed with leave to reapply.

Conclusion

The Landlords' 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: July 20, 2015

Residential Tenancy Branch

