



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ASSOCIATED PROPERTY MANAGEMENT (2001) LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MNSD, FF

Introduction

This matter dealt with an application by the Landlord for a monetary Order for unpaid rent, to retain the Tenants' security deposit and to recover the filing fee for this proceeding.

At the start of the conference call the Landlord was made aware that they did not provide any evidence to support the application. There was no copy of the Tenancy Agreement, no Notice to End the Tenancy and no supporting evidence. The Landlord said she faxed the evidence package in on November 23 or 24, 2015 and she was surprised the evidence did not get there. The Arbitrator searched the electronic data base and the file and there was no evidence submitted for this file on November 23 or 24, 2015. Without a copy of a valid Notice to End Tenancy or a copy of the tenancy agreement to establish grounds that there is a tenancy the Landlord's claims and the application are dismissed 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: December 07, 2015

Residential Tenancy Branch

