



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding OSBORNE BAY TERRACE and CROFTON COMMUNITY CENTRE
SOCIETY
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPB FF

Introduction

This hearing was convened as a result of the Landlords' Application for Dispute Resolution, submitted to the Residential Tenancy Branch on May 24, 2016 (the "Application").

The Landlords applied for the following relief pursuant to the *Residential Tenancy Act* (the "*Act*"): an order of possession for breach of the tenancy agreement between the parties; and an order granting recovery of the filing fee.

The Landlords were represented at the hearing by D.B., C.G. and P.D. Only D.B. was affirmed and provided oral testimony.

The Tenant attended the hearing on her own behalf and was assisted by M.B. and T.M.

Preliminary and Procedural Matters

Pursuant to section 52 of the *Act*, a notice to end tenancy, when given by a landlord, must be in the approved form.

The requirement concerning the form of the notice to end tenancy by a landlord was repeated at paragraph 14 of the tenancy agreement between the parties, submitted with the Landlords' documentary evidence.

At the outset of the hearing, D.B. provided oral testimony confirming the Tenant was not served with a notice to end tenancy in compliance with section 52 of the *Act*.

Accordingly, the Landlords' Application is dismissed.

Conclusion

The Landlord's Application is dismissed.

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: June 23, 2016

Residential Tenancy Branch