



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

**Dispute Codes:** *OPC, MNR, FF*

### **Introduction**

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for an order of possession and for a monetary order for unpaid rent and the filing fee.

The landlord testified that she served the notice of hearing package on the tenant on May 13, 2016 by registered mail and on May 14, 2016 in person. The landlord provided a tracking number. The tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

### **Issues to be decided**

Is the landlord entitled to an order of possession and to a monetary order to recover unpaid rent and the filing fee?

### **Background and Evidence**

The landlord stated that the tenancy started in March 2015. The monthly rent is \$500.00 and does not include utilities. There is no written agreement. The rental unit consists of a mobile home located on the landlord's property.

The landlord testified that on February 11, 2016, she served the tenant with a notice to end tenancy for cause. The landlord did not file a copy of the notice into evidence and also did not file any documents to support her reasons for wanting the tenancy to end.

At the time of the hearing, there was no documentary evidence before me. Therefore I am unable to determine whether the tenant was served with all the required documents including a valid notice to end tenancy. Accordingly, I dismiss the landlord's application.

**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 10, 2016

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Residential Tenancy Branch