



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPC, FF

### Introduction

This hearing was convened by way of conference call concerning an application made by the landlord seeking an Order of Possession for cause and to recover the filing fee from the tenant for the cost of the application.

The landlord and the tenant attended the hearing, during which the tenant advised that he is named incorrectly on the Landlord's Application for Dispute Resolution, and the frontal page of this Decision reflects an amendment in that regard.

The landlord has provided a portion of a photograph of a 1 Month Notice to End Tenancy for Cause, and advised that he served 1 page of the notice to the tenant because the tenant is in arrears of rent.

In order to be successful, the onus is on the landlord to establish that any notice to end the tenancy is given in accordance with the *Residential Tenancy Act*, which includes giving the tenant both pages of the correct notice filled in with information that fits the circumstances of the reason for ending the tenancy. In this case, I have no such information, and I advised the parties to discuss settlement of this dispute.

### Conclusion

For the reasons set out above, the landlord's application is hereby 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: January 06, 2017

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Residential Tenancy Branch