

DECISION

Dispute Codes OPR, MNR

Introduction

This matter dealt with an application by the Landlord for an Order of Possession and a monetary Order for unpaid rent.

At the start of the conference call the Landlord was made aware that they did not provide a Notice to End Tenancy or a copy of the Tenancy Agreement in the evidence. Without a copy of a valid Notice to End Tenancy and a copy of the tenancy agreement there is no grounds to establish there is a tenancy and that the Tenant was given a proper Notice to End Tenancy. Consequently the Landlord's claims and the application are not supported by evidence. I dismissed the Landlord's application 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: APRIL 12, 2017.

Residential Tenancy Branch