



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPC

### Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for an order of possession.

Both parties appeared, gave testimony, and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions at the hearing.

### Issue to be Decided

Is the landlord entitled to an order of possession?

### Background and Evidence

The parties agreed that the tenant was served with a Notice to Quit, issued on October 10, 2019. Filed in evidence is a copy of the notice.

### Analysis

Based on the above, the testimony and evidence, and on a balance of probabilities, I find as follows:

Part 4 of the Act defines how to end a tenancy. In this matter the landlord has not issued a notice to end tenancy in the approved form and the Notice to Quit does not meet the statutory requirements under section 47 and 52 of the Act. Therefore, I dismiss the landlord's application for an order of possession.

Conclusion

The landlord has not issued a notice to end tenancy in the proper form or content. The landlord's application for an order of possession is not granted. 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: January 03, 2020

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Residential Tenancy Branch