



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

On a Direct request application the landlord is required to submit the following evidentiary material:

- A copy of the Proof of Service of the Notice of Direct Proceeding for the tenant;
- A copy of a residential tenancy agreement which was signed by the parties.
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent, which includes the direct request explanation.
- Proof of service of the 10 day Notice to End Tenancy as either a registered mail receipt or written receipt signed by the tenant or witnessed by a third-party confirming the notice was served.

However in this case the applicant has only provided the first page of the Notice to End Tenancy. Page two of the Notice provides information to the Tenant about the Landlord's right to seek an Order of Possession through the Direct Request Process if the Tenant does not respond to the notice. In the documents before me the Landlord has not provided page two of the Notice to End Tenancy and as a result I find that the Landlord's application must be dismissed as I cannot determine whether the Tenants were served with a complete Notice to End Tenancy. In order for a Notice to be valid and enforceable it must be complete.

I therefore dismiss this application 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: December 04, 2009.

Dispute Resolution Officer