



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FF

Introduction

This hearing dealt with an application by the landlord for an order allowing an early end of tenancy and order of possession. The landlord participated in the teleconference, the tenant did not. The landlord did not submit any documentary evidence to support his claim. I questioned the landlord in terms of serving the tenant notice and the landlord was unable to provide a clear answer. The landlord stated that he had all the evidence at home with him and that “the system was too soft and that all Arbitrators are too soft”. The landlord made reference numerous times to the police attending at the subject unit however was unable to provide clear answers when asked. I questioned the landlord in terms of whether he had served the tenant any notice or provided the Notice of Hearing documents to the tenant; he replied no.

A great deal of time was spent explaining the dispute resolution process to the landlord and the importance of providing evidence to support his position. The landlord indicated that he understood. As the landlord has not satisfied me that the tenant was made aware of this hearing or that a notice of any type has been served on the tenant in accordance with the Act, I dismiss the landlords’ 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*.

Residential Tenancy Branch