



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, CNR, OLC, RP

This matter was scheduled for a conference call at 9:30 a.m. on this date. The landlord participated in the teleconference, the tenant did not. The landlord testified that the tenants promised to move out by December 6, 2020. The landlord was seeking an order of possession and a monetary order for unpaid rent. Section 46 and 47 of the *Act* says a landlord may end a tenancy by giving notice to end the tenancy for a number of reasons. In the case before me neither party has supplied a copy of the One Month Notice to End Tenancy for Cause or the 10 Day Notice to End Tenancy for Unpaid Rent or Utilities. I spent a large portion of the hearing explaining the crucial and vital nature of these documents to the landlord.

The Notice is not a trivial piece of information. It is the foundation that a landlord relies on to assist in their application to end a tenancy when there is cause or unpaid rent. In addition, the landlord could not provide specifics of either notice. Considering the above, I hereby dismiss the tenant's application without leave to reapply. I do not grant an order of possession to the landlord as there is no notice before me to consider. This finding was explained to the landlord and the alternative solutions available to them, she indicated she understood.

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 03, 2020

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Residential Tenancy Branch