



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

Having heard the evidence of the parties, under affirmation, and having given the parties the opportunity to give their evidence orally and to provide written and documentary evidence, and to cross-examine the other party, and to make submissions to me, I have determined:

First of all it is my decision that I will not deal with all the issues that the applicant has put on the application as most of them are unrelated to the main issue which is a request to have a section 49 Notice to End Tenancy cancelled.

I therefore will deal with the request to have a section 49 Notice to End Tenancy cancelled and I dismiss the remaining unrelated disputes with liberty to re-apply.

Notice to End Tenancy:

The Notice to End Tenancy served by the landlord is not in the form required by the Residential Tenancy Act and therefore is not a valid Notice to End Tenancy.

I therefore set aside the Notice to End Tenancy and this tenancy continues.

I further Ordered, that the landlord and the tenant each bear $\frac{1}{2}$ the \$100.00 cost of the filing fee paid for this hearing. The tenant may therefore deduct \$50.00 from future rent payable to the landlord.

Dated January 20, 2009.
