



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## DECISION

Dispute Codes      CNC

### Introduction

Some documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

All testimony was taken under affirmation.

### Issues(s) to be Decided

This is a request to have a section 47 Notice to End Tenancy cancelled.

### Decision and reasons

The landlord served the tenant with a Notice to End Tenancy for landlord use; however the landlord had written on the notice that it was a one month notice. The Residential Tenancy Act requires that a notice for landlord use be a 2 months notice.

I will not set this notice aside; however since it is my finding that this notice was served on July 1, 2009, the end of tenancy date is corrected to September the 30th 2009 and I have issued an Order of Possession for that date.

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: August 26, 2009.

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Dispute Resolution Officer