



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      CNR, RR, O

### Introduction

This matter dealt with an application by the tenant to cancel a 10 Day Notice to End tenancy for Unpaid Rent, to allow the tenant to reduce their rent for repairs, services or facilities agreed upon but not provided and other issues.

I have reviewed the documentation provided by the tenant and landlord for this application. The landlord is required to serve the tenant with two pages of the 10 Day Notice to End Tenancy Due to Unpaid Rent or Utilities. Page two of the notice provides information to the tenant about the reasons given for the Notice and the steps they can take to respond to the Notice

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In the documents before me the landlord has not provided page two of the notice to end tenancy. The tenant states that he only received page one of the 10 Day Notice on both occasions this notice was served to him. The landlord's legal representative is unable to provide any corroborating evidence that the tenant was served page two of this notice. In order for a legal notice to be valid and enforceable it must be complete. As a result I find that the landlord's have not served the tenant with a valid document. And the tenant's application is upheld. The Notice to End Tenancy dated August 19, 2009 is cancelled and the tenancy may continue.

No other issues were discussed at this time as the tenant will reapply for Dispute Resolution when the landlord has issued a valid notice to end the tenancy.

The landlord is at liberty to serve a new notice to end tenancy



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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: October 16, 2009.

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Dispute Resolution Officer