



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, OPB

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order of Possession pursuant to a Notice to End Tenancy for Cause - Section 55 and
2. An Order of Possession pursuant to a Notice to End Tenancy for breach of the agreement – Section 55

At the onset of the Hearing, it was confirmed by the Landlord that the Notice to End Tenancy (the “Notice”) that was served on the Tenant is the form submitted as evidence with the application. This form is no longer in use.

Section 52 of the Act provides that in order to be effective a notice to end tenancy must, when given by a landlord, be in the approved form. As the Notice used by the Landlord is not an approved form, I find that the Notice is not effective. As the Notice is not effective, I dismiss the Landlord’s application.

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: February 29, 2012.

Residential Tenancy Branch