



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNC

### Introduction

This hearing dealt with the tenant's application pursuant to section 47 of the *Residential Tenancy Act* (the *Act*) for cancellation of the landlord's 1 Month Notice to End Tenancy for Cause (the 1 Month Notice). The landlord did not attend this hearing, although I waited until 3:14 p.m. in order to enable him to do so. The tenant attended the hearing and was given a full opportunity to be heard, to present evidence and to make submissions. The tenant testified that she received the landlord's 1 Month Notice placed inside her door on March 1, 2012, seeking an end to this tenancy on March 31, 2012. She said that she handed a copy of her dispute resolution hearing package to the landlord on March 16, 2012. I am satisfied that the tenant served the landlord with her dispute resolution hearing package in accordance with the *Act*.

### Issues(s) to be Decided

Should the landlord's 1 Month Notice be cancelled?

### Background and Evidence

This periodic tenancy commenced on January 1, 2012. Monthly rent is set at \$430.00, payable in advance on the first of each month. The landlord continues to hold the tenant's \$215.00 security deposit paid on or about January 1, 2012.

### Analysis

As the landlord did not attend this hearing and provided no written evidence, I cancel the landlord's 1 Month Notice with the effect that this tenancy continues.

### Conclusion

I allow the tenant's application to cancel the 1 Month Notice. This tenancy continues. 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: March 29, 2012

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Residential Tenancy Branch