



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC

Introduction

This matter dealt with an application by the Tenant to cancel a One Month Notice to End Tenancy for Cause dated January 27, 2012.

This oral hearing via teleconference started as scheduled at 2:30 p.m. however by 2:40 p.m. neither party had dialled into the conference call. As there has been no hearing into the merits of the Tenant's application, it is dismissed with leave to reapply.

The following provisions of the Act are provided for the further reference of both parties:

- Section 47(1) of the Act says that a landlord may end a tenancy by giving a Notice to End Tenancy if one or more of the reasons set out in the section apply.
- Section 47(3) of the Act says that the Notice to End Tenancy served on the tenant must comply with s. 52 of the Act *[form and content of notice to end tenancy]*.
- Section 52 of the Act says that in order to be effective (or enforceable) a Notice to End Tenancy must (among other things) state the grounds for ending the tenancy.

Conclusion

The Tenant's application is dismissed with leave to reapply. 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 12, 2012.

Residential Tenancy Branch