

DECISION

Dispute Codes CNL

Introduction

This hearing dealt with an application by the tenants for an order setting aside a notice to end this tenancy. Both parties participated in the conference call hearing.

Issue to be Decided

Should the notice to end tenancy be set aside?

Background and Evidence

The parties agreed that the notice given to the tenants on June 1, 2012 was in the form of a letter.

Analysis

Section 52 of the Act requires that a notice to end tenancy given by a landlord to a tenant be in the approved form, which is a form available through the Residential Tenancy Office. I find that the letter dated June 1, 2012 was not effective to end the tenancy. It is unnecessary to order that the letter be set aside as it is ineffective.

Conclusion

The tenants have not been served with a notice to end tenancy and the tenancy will continue.

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: June 27, 2012

Residential Tenancy Branch