



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC FF

Introduction

This hearing dealt with the tenants' Application for Dispute Resolution under the *Residential Tenancy Act* (the "*Act*"), seeking to cancel a 1 Month Notice to End Tenancy for Cause (the "Notice"); and to recover the filing fee.

The tenants and the landlord appeared by conference call and gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

Preliminary Matters

The tenants' application indicated that the Notice did not specify a cause for ending the tenancy. The landlord testified that she was not familiar with how to fill out the Notice and did not fill out page two as a result. As the Notice was not completed in accordance with section 47 of the *Act*, I cancel the landlord's Notice.

As the tenants were successful in their application, I find that the tenants are entitled to monetary compensation pursuant to section 67 of the *Act*, in the amount of \$50.00 to recover the filing fee. I order that the tenants deduct \$50.00 from next month's rent in full satisfaction of this claim.

Issue(s) to be Decided

- Should the notice to end tenancy for cause be cancelled?
- Should the tenants recover the filing fee?

Conclusion

The landlord did not complete the Notice in accordance with section 47 of the *Act*, therefore, I cancel the Notice. I grant the applicant tenants monetary compensation pursuant to section 67 of the *Act*, in the amount of **\$50.00** to recover the filing fee.

I order that the tenants deduct **\$50.00** from next month's rent in full satisfaction of this claim.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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 18, 2012

Residential Tenancy Branch