



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 an Application for Dispute Resolution by the tenant to cancel a 24 hour notice to end tenancy for cause, issued on June 19, 2012.

Both parties appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions to me.

Preliminary Issue

In this case, the landlord served the tenant with a 24 hours notice to end tenancy for cause. There is no provision under the Act to end a tenancy with a 24 hour notice. As a result the notice issued on June 19, 2012, is invalid and has no force or effect. Therefore, the tenant's application is granted and the notice issued on June 19, 2012, is cancelled. The tenancy will continue until legally ended in accordance with the Act.

Conclusion

The 24 hour notice issued on June 19, 2012, is cancelled. The tenancy will continue until legally ended in accordance with the Act.

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: July 13, 2012.

Residential Tenancy Branch