

DECISION

Dispute Codes CNC

This is an application filed by the Tenant to cancel a notice to end tenancy issued for cause.

The Tenant did not attend. The Landlord attended the hearing by conference call and gave undisputed testimony. After waiting 10 minutes, the Tenant's application to cancel a notice to end tenancy for cause was dismissed without leave to reapply. The Landlord was seeking an end to the tenancy, but upon review of the 1 month notice to end tenancy issued for cause dated September 17, 2012. The Landlord confirmed that no reasons for cause were selected on the notice. The Landlord's request for an order of possession is dismissed as the notice issued does not comply with section 52 of the Act. The notice dated September 17, 2012 is set aside as it is invalid and the Tenancy shall continue in full effect.

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: October 29, 2012.

Residential Tenancy Branch