



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC

### Introduction

This hearing dealt with an application by the tenant for an order setting aside a notice to end this tenancy.

### Issue to be Decided

Is there a valid notice to end tenancy and if so, should it be set aside?

### Background and Evidence

The parties agreed that on or about November 20, 2012, the landlord served on the tenant a letter in which the tenant was advised to either pay rent in full or expect that the manufactured home be seized by the landlord.

### Analysis

Section 45 of the Act requires that a notice given by a landlord be in the approved form. As the letter served by the landlord is not in the approved form, it is not an enforceable notice to end tenancy and has no legal effect. At the hearing, the parties were directed to the Act and the website of the Residential Tenancy Branch to enable them to familiarize themselves with their rights and obligations under the Act.

### Conclusion

As no enforceable notice has been served, 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 *Manufactured Home Park Tenancy Act*.

Dated: January 07, 2013

---

Residential Tenancy Branch

