



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding LOMBARDY MANAGEMENT LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR, MT, FF

Introduction

The tenant applies to cancel a ten day Notice to End Tenancy for unpaid rent dated June 28, 2013. He does not need an extension of time to make this application.

The Notice demands the tenant pay \$2200.00 in rent due June 1, 2013. At hearing the landlord's representative stated that some of the tenant's past rent payment had been overlooked and that only \$1650.00 was owed as of June 1.

A ten day Notice must state the amount a tenant is required to pay to invalidate the Notice. If the amount demanded is more that is owed for rent, then the Notice is invalid. For that reason, this Notice is invalid. The tenant's application is allowed and the Notice is hereby cancelled.

I award the tenant recovery of the \$50.00 filing fee and authorize him to reduce his next rent due by \$50.00 in full satisfaction.

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: August 02, 2013

Residential Tenancy Branch

