



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC

Introduction

This hearing was convened as a result of the tenant's application for dispute resolution under the Residential Tenancy Act (the "Act"). The tenant applied for an order requiring the landlord to comply with the Act.

Preliminary Matter-Premature application

The tenant in his application seeking the landlord's compliance with the Act, stated that the new landlord has verbally demanded that he vacate the rental unit within 2 days; however, there was no evidence submitted that the landlord has issued the tenant a written Notice to end the tenancy on the proper form as required by section 44 of the Act.

Under the Act a tenant cannot be compelled to vacate a rental unit at the verbal request of the landlord. Further, I cannot require the landlord to issue a written Notice to end the tenancy on the proper form, as was the request of the tenant.

I therefore find that the tenant's application was premature when it was filed, and I dismiss his application.

Conclusion

The tenant's application is dismissed.

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: August 15, 2014

Residential Tenancy Branch

