



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC

Introduction

This hearing was convened by way of conference call concerning an application made by the tenants for an order cancelling a notice to end tenancy for cause.

The landlord and both tenants attended and the landlord was assisted by an Articling Student. A witness for the landlord was also present.

Issue(s) to be Decided

- Should the notice to end tenancy be cancelled?

Background and Evidence

The landlord provided a copy of a document entitled Notice To End Tenancy – Residential Unit and stated that a copy of the same document was served to the tenants. The notice is dated July 2, 2014 and contains an expected date of vacancy of August 2, 2014. The landlord found the form on-line through Google and believed it was the correct form to use. The landlord has provided pages 1 and 2 of 4 pages.

Analysis

The *Residential Tenancy Act* states that in order to be effective, the notice must be in the approved form. I have reviewed the notice and I find that it is not in approved form, and I therefore cancel it.

Conclusion

For the reasons set out above, the notice to end tenancy issued on July 2, 2014 is hereby cancelled and the tenancy continues.

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 05, 2014

Residential Tenancy Branch

