



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC

Introduction

This is an application to cancel a Notice to end Tenancy that was given for cause.

Some documentary evidence, photo evidence, and written arguments have been submitted by the applicants prior to the hearing.

I have given the parties the opportunity to present all relevant evidence, and to give oral testimony, and the parties were given the opportunity to ask questions of the other parties.

All testimony was taken under affirmation.

Issue(s) to be Decided

The issue is whether to uphold or cancel a Notice to end Tenancy that has been given for cause.

Background and Evidence

On July 29, 2014 the landlord served the tenants with a one-month Notice to End Tenancy, citing the following reasons:

- Tenant or person permitted on the property by the tenant has put the landlord's property at significant risk
- Tenant has caused extraordinary damage to the unit or property.

The landlord claimed that the tenants brought cats to the rental unit without any permission to do so; however he admitted there is no clause in the tenancy agreement prohibiting pets.

The landlord also claims that the cats are causing damage to the rental property, however he has provided no evidence whatsoever in support of those claims.

Analysis

In the absence of any evidence whatsoever from the landlord support of the reasons given for ending the tenancy, it is my decision that the Notice to end Tenancy will be canceled.

Conclusion

The one-month Notice to end Tenancy dated June 30, 2014 is hereby canceled and this 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: September 30, 2014

Residential Tenancy Branch

