



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      cnc

### **Introduction:**

The tenant has applied for resolution of a dispute in the tenancy at the above noted address, and requests an order to cancel a 1 Month Notice to End Tenancy, given for cause, dated March 5, 2015.

The landlord failed to attend the hearing. I accept that the landlord was properly served with notice of this hearing by way of registered mail, and note that the landlord had filed some evidence for this hearing, suggesting the landlord was aware of the hearing.

### **Issue(s) to be decided:**

Should the Notice to End Tenancy be cancelled, or has the landlord established grounds to end this tenancy?

### **Background and Evidence**

The tenant was served a 1 Month Notice to End Tenancy on or about March 5, 2015, and she disputes the Notice.

### **Analysis:**

The onus of proof to establish the validity of a Notice to End a Tenancy lies with the landlord, and the landlord, who was absent from the hearing, has failed to meet that burden of proof.

### **Conclusion**

The subject One Month Notice to End Tenancy is cancelled. 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: April 23, 2015

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Residential Tenancy Branch

