



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, OLC

This matter was set for a telephone conference call hearing at 10:30 a.m. on this date. The line remained open while the phone system was monitored for 10 minutes. During this period, the respondent joined the hearing but the applicant did not. As the applicant did not appear by 10:40 to advance the claim and as the respondent appeared and was prepared to proceed, I dismiss the application without leave to reapply.

I note that the subject matter of this application was a dispute of a notice to end tenancy. At the hearing, the landlord confirmed that he had not served the tenant with a notice to end tenancy on a form approved by the Residential Tenancy Branch, but had simply written the tenant a note. I advised the landlord that this note was not effective to end the tenancy. I reminded the landlord that he is obligated to comply with the provisions of the *Residential Tenancy Act* to end the tenancy and referred him to the Residential Tenancy Branch website and the information telephone line for further assistance.

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: May 11, 2015

Residential Tenancy Branch

