Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

INTERIM DECISION

Dispute Codes   MT CNC MNDC FF O

Introduction

This hearing convened pursuant to the tenant's application to cancel a notice to end tenancy for cause, and extension of time to make the application to cancel the notice and a claim for monetary compensation. The tenant and the landlord called in to the teleconference hearing.

Preliminary Issues

Notice to End Tenancy for Cause

The landlord served the tenant with a notice to end tenancy for cause which did not indicate any causes to end the tenancy. I found that the notice was therefore invalid. It was not necessary for the tenant to apply to cancel an invalid notice, and it was therefore not necessary for the tenant to apply for an extension of time to cancel the notice. The notice to end tenancy for cause dated April 3, 2015 is void and of no force or effect.

Tenant's Monetary Claim

The tenant claimed monetary compensation, and in support of her claim she submitted video evidence through the local access centre. As of the date of the hearing, the tenant's video evidence had not reached me. I determined that it was appropriate to adjourn the monetary portion of the tenant's application.

Conclusion

The notice to end tenancy for cause dated April 3, 2015 is void.

The tenant's monetary application is adjourned to the date and time set out in the enclosed notice of reconvened hearing.

The tenant must serve the video evidence on the landlord. The tenant may not submit any further evidence or amend her monetary claim for a higher amount. The landlord may submit evidence in response to the tenant's video evidence.

Any further applications by either party should not be joined with this application.

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: June 15, 2015

_____
Residential Tenancy Branch