



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes            CNC

### Introduction

This hearing dealt with an application by the tenant for an order cancelling the landlord's 1 Month Notice to End Tenancy dated August 5, 2015. Both parties attended the hearing and had an opportunity to be heard.

### Issue(s) to be Decided

Is the tenant entitled to the requested order?

### Background, Evidence & Analysis

This tenancy began on August 1, 2015. On a date that the landlord could not recall, a 1 Month Notice to End Tenancy was served on the tenant alleging that the "tenant knowingly gave false information to a prospective tenant or purchaser of the rental unit/site or property/park." In the course of the hearing it was clear that this ground for ending the tenancy was incorrectly used as the landlord's apparent concern was that the tenant had two dogs in the rental unit rather than one and that three adults were living in the unit rather than two. The tenant disputed both of the landlord's claims with respect to the dogs and occupants but this was moot in any event. The landlord had not completed the eviction form properly. For this reason I advised the parties that the Notice would have to be set aside and that if the landlord still wished to evict the tenant for cause, a properly completed Notice would have to be prepared and served all over again.

### Conclusion

Based on the foregoing, I order that the landlord's 1 Month Notice to End Tenancy dated August 5, 2015 be and is hereby cancelled.

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: October 13, 2015

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Residential Tenancy Branch

