



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes O

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking to cancel a notice to end the tenancy given by the landlord.

The tenant attended the hearing with a support worker and gave affirmed testimony. However, the line remained open while the phone system was monitored for 10 minutes prior to hearing any testimony and no one for the landlord joined the call. The tenant has provided a copy of a Registered Domestic Customer Receipt and a Canada Post cash register receipt bearing the date of March 28, 2017. The tenant testified that the Tenant's Application for Dispute Resolution and notice of this hearing were served on the landlord by registered mail on that date, and I am satisfied that the landlord has been served in accordance with the *Residential Tenancy Act*.

Issue(s) to be Decided

Should the notice to end the tenancy given by the landlord be cancelled?

Background and Evidence

The tenant testified that the landlord served a copy of a document entitled "Notice to Quit" to the tenant's boyfriend, a copy of which has been provided for this hearing. It is dated March 7, 2017 and is signed by a landlord. The tenant testified that she has never met the landlord and has only conversed with the property manager. The notice states that the tenant was given one months' notice to quit the Premises in compliance with the applicable laws for the Province of British Columbia and the tenant must vacate by March 7, 2017.

Analysis

The *Residential Tenancy Act* requires a landlord to use the approved form when ending a tenancy. The notice before me is not in the approved form, and I therefore cancel it and the tenancy continues.

Conclusion

For the reasons set out above, the notice to end the tenancy entitled "Notice to Quit" given by the landlord dated March 7, 2017 is hereby cancelled and 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: May 23, 2017

Residential Tenancy Branch