



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC

Introduction

This hearing was convened based on the tenant's application filed May 2, 2017 under the *Residential Tenancy Act* (the "Act") to cancel a 1 Month Notice to End Tenancy for Cause dated April 24, 2017 (the "1 Month Notice").

Both parties were represented at the hearing by agents. At the outset, the landlord's agent acknowledged that the 1 Month Notice served upon the tenant was unsigned. Section 52(a) of the Act requires that a notice to end tenancy be signed and dated in order to be effective.

Based on the above, the landlord withdrew the 1 Month Notice that the tenant had applied to cancel. As the 1 Month Notice has been withdrawn, the tenant's application no longer discloses a dispute requiring determination. Accordingly, I dismiss the tenant's application and make no findings on the merits.

Conclusion

As the landlord withdrew its 1 Month Notice, the tenant's application is dismissed with leave.

The landlord indicated that it may be serving the tenant with another Notice to End Tenancy for Cause. The tenant may apply to dispute any future notices to end tenancy.

This decision is final and binding on the parties, unless otherwise provided under the

Act, and is made on authority delegated to me by the Director of the Residential Tenancy Branch under s. 9.1(1) of the Act.

Dated: June 13, 2017

Residential Tenancy Branch