



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Lookout Emergency Aid Society  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPC  
                                 MT, CNC

### Introduction

This hearing was convened by way of conference call concerning applications made by the landlord and by the tenant. The landlord has applied for an Order of Possession for cause, and has filed an amended application seeking the same relief and adding a second One Month Notice to End Tenancy for Cause. The tenant has applied for more time than prescribed to dispute a notice to end the tenancy, and for an order cancelling a notice to end the tenancy for cause.

The tenant and an agent and a witness for the landlord attended the hearing, during which the parties agreed that the One Month Notice to End Tenancy for Cause dated April 27, 2017 is not signed by a landlord. The *Residential Tenancy Act* states that in order to be effective, such a notice given by a landlord must be signed by a landlord, and since the copy given to the tenant is not signed, I find that it is not effective, and I cancel it.

The landlord issued the second notice to end the tenancy in June, 2017 and filed an Amended Application for Dispute Resolution to be heard today. However, the tenant has disputed that notice and a hearing has been scheduled for September 8, 2017. The tenant did not consent to the hearing of that dispute being held today.

The tenant has disputed the One Month Notice to End Tenancy for Cause issued in June, 2017, and the parties have a hearing, and I defer any findings or decisions to the Arbitrator hearing that dispute. I have made no findings of fact or law with respect to the merits of that matter.

Conclusion

For the reasons set out above, the One Month Notice to End Tenancy for Cause dated April 27, 2017 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: July 06, 2017

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Residential Tenancy Branch