



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNC, O

### Introduction

This matter dealt with an application by the Tenant to cancel a Notice to End Tenancy for Cause and for other considerations.

### Issues(s) to be Decided

1. Is the Tenant entitled to an Order to cancel the Notice to End Tenancy?
2. What other considerations are there?

### Analysis

At the start of the hearing it was discovered the Landlords issued a Notice to Quit the Tenancy for cause on a form the Landlords created. The Notice to Quit is dated June 30, 2017 and has an effective vacancy date of July 31, 2017.

Section 52 (e) of the Act says any Notice to End Tenancy **must** be given on the approved form. In this situation the form the Landlords used is a form or in a format that is not approved under the Act or regulations. Consequently the Landlords' Notice to Quit the tenancy is not valid. I order the tenancy to continue as agreed in the tenancy agreement dated November 2, 2016.

Conclusion

I find the Landlords' Notice to Quit is invalid under the Act and regulations and I order the tenancy to continue as set out in the tenancy agreement.

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 2, 2017.

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Residential Tenancy Branch