



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC

Introduction

This matter dealt with an application by the Tenant to cancel a 1 Month Notice to End Tenancy for Cause.

The Tenant said he served the Landlord with the Application and Notice of Hearing (the "hearing package") by personal delivery on December 21, 2017. Based on the evidence of the Tenant, I find that the Landlord was served with the Tenant's hearing package as required by s. 89 of the Act and the hearing proceeded with all parties in attendance.

Issues(s) to be Decided

1. Is the Tenant entitled to an Order to cancel the Notice to End Tenancy?

Background and Evidence

This tenancy started on September 1, 2013 as a verbal month to month tenancy. Rent is \$600.00 per month payable on the 1st day of each month. The Tenant paid a security deposit of \$300.00 at the start of the tenancy.

At the start of the hearing it was discovered the Landlord's 1 Month Notice to End Tenancy for Cause dated December 20, 2017 did not have the Tenant's full name on the Notice. The 1 Month Notice to End Tenancy for Cause dated December 20, 2017 only indicated the tenant to be Greg. The 1 Month Notice to End Tenancy for Cause states the full names of the tenants are required to be an valid Notice to End Tenancy.

Analysis

As the 1 Month Notice to End Tenancy for Cause dated December 20, 2017 does not have the Tenant's full name on it; I find the Notice is not valid. Consequently, I find for the Tenant and the 1 Month Notice to End Tenancy for Cause dated December 20, 2017 is cancelled and the tenancy is ordered to continue as agreed in the verbal tenancy agreement.

Conclusion

I order the 1 Month Notice to End Tenancy for Cause dated December 20, 2017 is cancelled and the tenancy is ordered to continue as set out in the verbal 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: February 7, 2018.

Residential Tenancy Branch
