



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC

Introduction

The tenant applies to cancel a one month Notice to End Tenancy for cause.

It became apparent at the start of the hearing that the landlord had not served the tenant with a complete one month Notice to End Tenancy in the approved form, as required by s. 52 of the *Residential Tenancy Act* (the “*Act*”). The Notice contains no second page indicating the lawful grounds for the Notice and providing official details of the cause for it. Service of a Notice in the approved form is mandatory under the *Act*.

The application is therefore allowed and the Notice in question, apparently dated July 25, 2018 is hereby cancelled. The landlord is free to serve another Notice in the proper form.

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: September 17, 2018

Residential Tenancy Branch