



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant filed under the Residential Tenancy Act (the “Act”), to cancel One Month Notice to End Tenancy for Cause, (the “Notice”) issued on September 11, 2019.

Both parties appeared, gave testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions at the hearing.

This matter commenced on November 22, 2019, and a Decision was made on November 26, 2019. Upon review of my decision I had determined that I made a calculation of time error. Therefore, I found it appropriate to cancel the decision and order made on November 26, 2019 and reconvened this matter to today’s date to ensure the tenant had a fair opportunity to be heard. The interim decision should be read in conjunction with this decision.

I have reviewed all evidence and testimony before me that met the requirements of the rules of procedure. I refer only to the relevant facts and issues in this decision.

### Issues to be Decided

Should the Notice be cancelled?

### Background and Evidence

The tenant testified that they received the Notice on October 3, 2019, with an effective vacancy date of October 31, 2019. The tenant stated that the Notice does not provide any details and they do not know why it was issued.

The landlord's agent testified that they agreed that the Notice, does not provide details and are agreeable to withdrawing the Notice issued on September 11, 2019.

### Analysis

Based on the above, the testimony and evidence, and on a balance of probabilities, I find as follows:

Since the tenant disputed the Notice based on insufficient details and the landlord's agent agreed to cancel the Notice, I grant the tenant's application and cancel the Notice, issued on September 11, 2019. The Notice has no force or effect. The tenancy will continue until legally ended in accordance with the Act.

### Conclusion

The tenant's application to cancel the Notice, is granted.

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: November 29, 2019

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Residential Tenancy Branch