



# 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 to cancel a One Month Notice to End Tenancy for Cause.

This matter was set for hearing by telephone conference call at 9:30 A.M on this date. The line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time was the Respondent. Therefore, as the Applicant did not attend the hearing by 9:40 A.M, and the Respondent appeared and was ready to proceed, I dismiss the claim without leave to reapply.

Although I have dismissed the tenant's application, I find I cannot issue the landlord an order of possession as the tenant was served with a letter and not the proper notice to end tenancy. The letter does not contain all the required information that is set out on the proper notice to end tenancy. Therefore, the letter issued to the tenant has no force or effect.

### Conclusion

The tenant's application is dismissed. The landlord is not granted an order of possession.

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: May 05, 2020

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Residential Tenancy Branch