



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 (the “Notice”), issued on January 26, 2020.

Both parties appeared.

Issue to be Decided

Should the Notice be cancelled?

Background and Evidence

The tenant testified that they only received page 1 of the Notice, and they do not know the reason for eviction.

The landlord testified that they only completed page 1.

Analysis

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

Form and content of notice to end tenancy

- 52** In order to be effective, a notice to end a tenancy must be in writing and must
- (a) be signed and dated by the landlord or tenant giving the notice,
 - (b) give the address of the rental unit,
 - (c) state the effective date of the notice,

(d)except for a notice under section 45 (1) or (2) *[tenant's notice]*, **state the grounds for ending the tenancy**,
(d.1)for a notice under section 45.1 *[tenant's notice: family violence or long-term care]*, be accompanied by a statement made in accordance with section 45.2 *[confirmation of eligibility]*, and
(e)**when given by a landlord, be in the approved form.**

In this case, I find the landlord did give the tenant page 2 of the Notice, which provides the tenant with the grounds and details for ending the tenancy for cause. I find the Notice was not completed in accordance with the Act. I find the Notice is not valid and has no force or effect. Therefore, I granted the tenant's application to cancel the Notice. The tenancy will continue until legally ended in accordance with the Act.

Conclusion

The tenant's application to cancel the Notice is granted. The tenancy will continue until legally ended in accordance with the Act.

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 07, 2020

Residential Tenancy Branch