



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding GATEWAY PROPERTY MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Code CNC

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, made on April 30, 2020 (the "Application"). The Tenant applied for an order cancelling a One Month Notice to End Tenancy for Cause, dated April 30, 2020 (the "One Month Notice"), pursuant to the *Residential Tenancy Act*.

The Tenant attended the hearing and was assisted by R.S., an articulated law student. The Landlord was represented at the hearing by D.R., an agent. The Tenant and D.R. provided a solemn affirmation at the beginning of the hearing.

Ministerial Order M089, issued on March 30, 2020, confirms that "a landlord must not give a tenant a notice to end the tenancy during the period this order is in effect." The Order applies from March 30, 2020 and ends on the date on which the state of emergency declared March 18, 2020 expires or is cancelled. As of the date of this hearing, the state of emergency remains in effect. Therefore, I find the One Month Notice, which was issued during the state of emergency, is cancelled and is of no force or effect. The tenancy will continue until otherwise ended in accordance with the *Residential Tenancy Act* and any further ministerial orders.

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: June 8, 2020

Residential Tenancy Branch