



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding SRSN VENTURES LTD. 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 March 30, 2022. The Tenant applied for an order cancelling a One Month Notice to End Tenancy for Cause dated March 23, 2022 (the One Month Notice), pursuant to the Residential Tenancy Act (the Act).

The Tenant attended the hearing and was accompanied by JK, a legal advocate, and RA, a witness. The Landlord was not represented at the hearing. The hearing lasted for 11 minutes.

The Tenant testified that the Notice of Dispute Resolution Proceeding package was served on the Landlord by registered mail on April 14, 2022. In support, the Tenant submitted Canada Post registered mail receipts showing the date and time of purchase and the tracking number. Pursuant to sections 89 and 90 of the Act, I find these documents are deemed to have been received by the Landlord on April 19, 2022.

The Tenant also submitted additional documentary evidence to the Residential Tenancy Branch on July 8, 2022. The Tenant testified that it was served on the Landlord in person at the Landlord's office on July 8, 2022. I find these documents were served on and received by the Landlord on July 8, 2022.

The burden of providing evidence in support of the One Month Notice rests with the Landlord. As the Landlord was not represented at the hearing, I find there is no evidence before me in support of the One Month Notice. As a result, I find the One Month Notice is cancelled and is of no force or effect. The tenancy will continue until otherwise 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: July 22, 2022

Residential Tenancy Branch