



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNETC

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant filed on March 31, 2022, under the *Residential Tenancy Act* (the “Act”) for compensation because the landlord ended the tenancy and has not complied with the Act.

Only the tenant appeared. The tenant indicated they served the purchaser by leaving a copy with a person at the address listed in the notice to end tenancy.

In this case, I am not satisfied the purchaser has been served in accordance with the Act. The tenant did not provide a copy of the Two Month Notice to End Tenancy for Landlord’s Use of Property for my review or consideration to verify the purchaser.

Further, the tenant did not provide a proper service address in their application as they cannot use the rental unit address if they are no longer residing at the premises.

Further, I note the tenant vacated the rental unit on March 12, 2022, and filed their application on March 31, 2022. I find the tenant’s application was filed prematurely as they must allow a reasonable period of time after the effective date within the notice to end tenancy for the purchaser to accomplish the stated purpose. Two weeks is not a reasonable period of time.

Based on the above, I dismiss the tenant’s application with leave to reapply. The tenant is to ensure that should they file a future application they must also submit and serve the other party with all relevant evidence that they wish to rely upon at the hearing.

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, 2022

Residential Tenancy Branch