



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

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

DECISION

Dispute Codes CNE

Introduction

The Tenant filed the Application for Dispute Resolution under the *Residential Tenancy Act* (the “Act”) for an order cancelling a One Month Notice to End Tenancy for end of employment. The Tenant filed the Application on January 18, 2023. The matter proceeded by way of a hearing pursuant to s. 74(2) on May 12, 2023.

Both the Landlord and the Tenant attended the telephone conference call hearing.

Preliminary Issue – One-Month Notice to End Tenancy for end of employment

The Tenant did not provide a copy of the end-of-tenancy document for this hearing. In the hearing they stated they did not receive it from the Landlord. The Application was based on a rumour that the Landlord served one when they were temporarily not staying at the rental unit. They asked the Landlord for an end-of-tenancy document, but in this instance the Landlord did not serve one.

The Landlord confirmed they did not serve an end-of-tenancy notice to the Tenant on January 18, 2023 as the Tenant indicated in their Application.

I dismiss the Tenant’s Application in its entirety, without leave to reapply. This is based on s. 62(4)(a) which grants me the authority to dismiss all of an application where there are no reasonable grounds for the application. Given that there was no end-of-tenancy notice, I find precisely so in this instance.

Conclusion

I dismiss the tenant's application to cancel the One Month Notice to End Tenancy for end of employment, without leave to reapply.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under s. 9.1(1) of the *Act*.

Dated: May 12, 2023

Residential Tenancy Branch