



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes CNR

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant filed under the *Residential Tenancy Act* (Act) to cancel a notice to end tenancy.

A both parties appeared. I have removed NW from the style of cause of NW is a child and not a tenant under the Act.

In this matter, the landlord has given the tenant a letter dated April 19, 2023, to end the tenancy for failure to comply the tenancy agreement. However, the letter is not in the proper form as required by section 52(e) of the Act. I find the letter of April 19, 2023, cannot be forced. Therefore, I grant the tenant's application to cancel the letter to end the tenancy.

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 01, 2023

Residential Tenancy Branch