



DECISION

Introduction

This hearing dealt with the Tenants' Application for Dispute Resolution under the *Residential Tenancy Act* (the Act) for:

- cancellation of the Landlord's One Month Notice to End Tenancy for Cause (One Month Notice) under section 47 of the Act

This hearing also dealt with the Landlord's Application for Dispute Resolution under the *Residential Tenancy Act* (the Act) for:

- an Order of Possession based on a One Month Notice to End Tenancy for Cause (One Month Notice) under sections 47 and 55 of the Act
- authorization to recover the filing fee for this application from the Tenants under section 72 of the Act

Service of Notice of Dispute Resolution Proceeding (Proceeding Package) and Evidence

The Landlord confirmed service of the and Tenants' evidence.

The Tenants confirmed service of the Proceeding Package and Landlord's evidence.

Preliminary Matters

Section 52 of the Residential Tenancy Act provides the following:

In order to be effective, a notice to end a tenancy must be in writing and must

- (a) be signed and dated by the Landlord or Tenant giving the notice,
- (b) give the address of the rental unit,
- (c) state the effective date of the notice,
- (d) except for a notice under section 45 (1) or (2) [Tenant's notice], state the grounds for ending the tenancy,
- (d.1) for a notice under section 45.1 [Tenant's notice: family violence or long-term care], be accompanied by a statement made in accordance with section 45.2 [confirmation of eligibility], and
- (e) when given by a Landlord, be in the approved form.

I find the Landlord did not state the grounds for ending the tenancy as required in the details of cause section of the One Month Notice and in accordance with section 52 of the Act. Therefore, the One Month Notice of March 24, 2025, is cancelled and of no force or effect.

Conclusion

The Tenants' application is granted for cancellation of the Landlord's One Month Notice under section 47 of the Act.

The One Month Notice of March 24, 2025, is cancelled and of no force or effect.

This tenancy continues until it is 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 Act.

Dated: April 15, 2025

Residential Tenancy Branch