



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes CNC, CNR

Introduction

This decision deals with two applications for dispute resolution, both brought by the tenants. Both files were heard together. The tenants have applied to Cancel the One Month Notice to End Tenancy for Cause and to Cancel the 10 Day Notice to End Tenancy for Unpaid Rent.

The tenants served the landlords with a copy of the application and a Notice of the Hearing. I find that the landlords were properly served pursuant to s. 89 of the *Act* with notice of this hearing.

I have reviewed the documentation provided by the tenants and the landlords for this application. The landlords are required to serve the tenants with valid documents in order to end a tenancy for cause or for unpaid rent. In this instance the forms used by the landlord to end the tenancy for cause and for unpaid rent are forms that are no longer in use with the Residential Tenancy Board. They do not contain current or correct information. Therefore the Notice to End Tenancy for Cause and the Notice to End Tenancy for Unpaid Rent are invalid documents and both Notices are cancelled.

Conclusion

I HEREBY FIND in favor of the tenants' application. The one Month Notice to End Tenancy for Cause and the 10 Day Notice to End Tenancy for unpaid rent are cancelled and the tenancy will continue.



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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: December 21, 2009.

Dispute Resolution Officer