



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC

Introduction

The tenant applies to cancel a one month Notice to End Tenancy for cause dated January 1, 2015. The Notice alleges that the tenant has 1) been repeatedly late paying rent, and 2) that he or a person he has permitted on the property has significantly interfered with or unreasonably disturbed another occupant or the landlord.

Proof of either allegation is good cause for eviction under s. 47 of the *Residential Tenancy Act*.

The landlord informed the hearing that he was not proceeding on the late payment ground. He indicated that the Notice was given as a result of differences between the applicant tenant and a neighbouring tenant but that the landlord had not yet completed his investigation as to who was at fault.

As the landlord is not in a position to prove the second ground for the Notice, the Notice must be dismissed.. I hereby cancel it.

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: January 27, 2015

Residential Tenancy Branch

