



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes: MNR CNR OPR FF

### **Introduction:**

Both parties made Applications and attended the hearing and gave sworn testimony. The landlord stated that the 10 Day Notice to End Tenancy dated April 2, 2017 to be effective April 12, 2017 was served by posting it on the door. The tenant objected and said only the first page of the Notice was posted. The landlord confirmed that they had only put one page of the Notice on the tenant's door.

### **Analysis and Conclusion:**

Section 52 of the *Residential Tenancy Act* provides that a Notice to End Tenancy given by the landlord must be in the approved form. The approved form for RT-30 has two pages and the second page is important for it informs the tenant when he may dispute the Notice and the time limits. At the bottom of each page it states it is a 2 page Notice and the landlord must give the tenant two pages. The evidence of both parties is that the tenant was served only the first page. I find the Notice is void and of no effect as it was incomplete. I set aside and cancel this Notice dated April 2, 2017. The tenancy continues.

I dismiss the landlord's application and find them not entitled to recover filing fees due to lack of success. The filing fees for the tenant were waived so are not awarded.

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: May 18, 2017

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Residential Tenancy Branch