

Tenant: This is a legal notice that could lead to you being evicted from your home
HOW TO DISPUTE THIS NOTICE

You have the right to dispute this Notice **within 10 days** of receiving it, by filing an Application for Dispute Resolution with the Residential Tenancy Branch online, in person at any Service BC Office or by going to the Residential Tenancy Branch Office at #400 - 5021 Kingsway in Burnaby. If you do not apply within the required time limit, you are presumed to accept that the tenancy is ending and must move out of the rental unit by the effective date of this Notice.

Landlord: (check one)

Rental unit, Residential Tenancy Act
Manufactured home site, Manufactured Home Park Tenancy Act

To the Tenant: (use Schedule of Parties form #RTB-26 to list additional tenants)

first and middle name	last name
first and middle name	last name
main phone	other phone

Tenant Address:

site/unit #	street # and name	city	province	postal code
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From the Landlord: (use Schedule of Parties form #RTB-26 to list additional landlords)

first and middle name	last name
main phone	other phone

Landlords address:

site/unit #	street # and name	city	province	postal code
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I, the Landlord, give you One Month's Notice to move out of the rental unit/site located at:

site/unit #	street # and name	city	province	postal code
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You must move out of the rental unit by:	DD/MM/YYYY		
name of landlord/agent	signature of landlord/agent	date signed DD/MM/YYYY	

Your personal information is collected under section 26 (a) and (c) of the Freedom of Information and Protection of Privacy Act for the purpose of administering the Residential Tenancy Act. If you have any questions regarding the collection of your personal information, please call 604-660-1020 in Greater Vancouver; 250-387-1602 in Victoria; or 1-800-665-8779 elsewhere in B.C.

Reason for this One Month's Notice to End Tenancy: (check all boxes that apply)

Tenant has allowed an unreasonable number of occupants in the unit/site/property/park

Tenant is repeatedly late paying rent

Tenant has not done required repairs of damage to the unit/site/property/park

Tenant has breached a material term of the tenancy agreement that was not corrected within a reasonable time after written notice to do so

Tenant has assigned or sublet the rental unit/site/property/park without landlord's written consent

Tenant knowingly gave false information to prospective tenant or purchaser of the rental unit/site or property/park

The rental unit/site must be vacated to comply with a government order

Tenant has failed to comply with an order under the legislation within 30 days after the tenant received the order or the date in the order

(RTA only) Tenant did not pay security or pet damage deposit within 30 days as required by the tenancy agreement

Tenant's rental unit/site is provided by the employer to the employee to occupy during the term of employment, and employment has ended

Tenant's rental unit/site is part of the tenant's employment as a caretaker, manager or superintendent of the property, the tenant's employment has ended and the landlord intends to rent or provide the rental unit/site to a new caretaker, manager or superintendent

Tenant or a person permitted on the property by the tenant or an occupant of the tenant's rental unit has:

Significantly interfered with or unreasonably disturbed the landlord or another person on the property

Seriously jeopardized the health or safety or lawful right of the landlord or another person on the property

Put the landlord's property at significant risk

Caused extraordinary damage to the unit/site or property/park

Tenant or a person permitted on the property by the tenant or an occupant of the tenant's rental unit has engaged in illegal activity that has, or is likely to:

Damage the landlord's property

Jeopardize a lawful right or interest of another occupant or the landlord

(RTA only) Adversely affect the quiet enjoyment of another tenant or occupant of the property

(RTA only) Adversely affect the security, safety or physical well-being of the landlord or another person on the property

(MHPTA only) Adversely affect the quiet enjoyment, security, safety or physical well-being of another occupant of the park

Details of Cause(s): Describe what, where and who caused the issue and include dates/times, names etc. This information is required. An arbitrator may cancel the notice if details are not provided.

Details of the Event(s):

Complete the details below at the time of service: (Not required on landlord's copy; failure to complete does not invalidate notice). Notice served by:

In person to the tenant or agent or with an adult (over 19) who apparently lives with the tenant

Sending a copy by registered mail to the address at which the tenant resides

Leaving a copy in a mailbox or mail slot at the address where the tenant resides

Attaching a copy to the door or other conspicuous place where the tenant resides

As ordered by the Director of the Residential Tenancy Branch (attach copy of Substituted Service Order)

Fax it to a fax number you have provided for service

Email it to the an email address you have provided as an address for service

Landlords should also complete Proof of Service Notice to End Tenancy (form #RTB-34) as evidence of service.

IMPORTANT INFORMATION ABOUT THIS NOTICE

1.EFFECTIVE DATE OF THIS NOTICE

The effective date of this Notice is the date you must move out by. Your landlord must provide you with at least one month's notice and the effective date must be the last day of the rental period. For example, if you pay rent on the first day of each month, the effective date must be the last day of a month. You are considered to have received this notice on the day it is given to you in person (or to an adult (19+) who appears to live with you). If you were not personally served with this Notice, you are considered to have received the Notice, unless there is evidence to the contrary, on the following:

- 3 days after the landlord either leaves the Notice in the mailbox or through the mail slot; posts it on the door or a noticeable place at the address where you live; or email/faxes it to a number you have provided as an address for service; or
- 5 days after the landlord sends the Notice by registered or regular mail to the address where you live.

Note: The date a person receives documents is what is used to calculate the time to respond; the deeming provisions do not give you extra time to respond.

2. INFORMATION FOR TENANTS

You have the right to dispute this Notice **within 10 days** after you receive it, by filing an Application for Dispute Resolution with the Residential Tenancy Branch or at a Service BC Office. An arbitrator may extend your time to file an Application, but only if he or she accepts your proof that you had a serious and compelling reason for not filing the Application on time.

If you do not file an Application within 10 days, you are presumed to accept this Notice and must move out of the rental unit or vacate the site by the date set out on page one of this Notice (you can move out sooner.) If you do not file an Application, move or vacate, your landlord can apply for an Order of Possession that is enforceable through the court.

3. INFORMATION FOR LANDLORDS

You can file an Application for Dispute Resolution for an Order of Possession if you believe the tenant does not intend to move out and the tenant's deadline to dispute this Notice has expired. The tenant has 10 calendar days from the date of receipt of this Notice to file an Application for Dispute Resolution.

3. INFORMATION FOR LANDLORDS (continued)

If the tenant disputes this Notice, they are responsible for serving you with a Notice of Proceeding package within 3 days of the date they applied for dispute resolution. A hearing will be held where you will have an opportunity to participate and prove that the tenancy should end for the reason you have indicated on this Notice. An error in this Notice or an incorrect move-out date on this Notice does not make it invalid. An arbitrator can order that the tenancy ends on a date other than the date specified on this Notice. If an arbitrator upholds this Notice, the arbitrator must grant an Order of Possession to you.

If an arbitrator determines this Notice is not valid, the notice to end tenancy is canceled and the tenancy continues. Keep copies of all Notices to End Tenancy and record each date and how the Notice was given or received. You **MUST NOT** physically evict a tenant without a Writ of Possession, change the locks without an arbitrator's order, or seize a tenant's personal property without a court order

4. DIRECT REQUESTS

The Direct Request process is an expedited process where decisions are based on written documentation only. Direct Requests can only be submitted when the tenant does not dispute the notice to end tenancy. Specific service and proof of service requirements apply.

Visit <https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/solving-problems/tenancy-dispute-resolution/direct-request-process> for more information on the Direct Request process and to apply online.

5. Differences Between RTA and MHPTA - "Landlord or Another Person On The Property"

Under the Residential Tenancy Act (RTA), a landlord may give this notice if a tenant or a person permitted on the property by the tenant has unreasonably disturbed, or has seriously jeopardized the health, safety, or lawful right or interest of "an authorized person". An authorized person includes the landlord, another tenant or occupant, and other people who are lawfully on the property or permitted to be there, such as guests, contractors, or officials acting with lawful authority.

Under the Manufactured Home Park Tenancy Act (MHPTA), the scope is more limited. The MHPTA does not refer to an "authorized person." A landlord may give this notice only if a tenant or a person permitted by the tenant has unreasonably disturbed, or has seriously jeopardized the health, safety, or lawful right or interest of the landlord or another occupant of the manufactured home park.

FOR MORE INFORMATION:

www.gov.bc.ca/landlordtenant

Public Information Lines: 1-800-665-8779 (toll-free) Greater Vancouver: 604-660-1020 Victoria: 250-387-1602

This is page 4 of a 4-page Notice. The landlord must sign page one of this Notice and must give the tenant every page.