

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 15 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.

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:

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 Two Month's Notice to move out of the rental unit located at:

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 Two Month's Notice to End Tenancy

The tenant no longer qualifies for the subsidized rental unit.

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 of the tenant 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
- Fax it to a number you have provided as an address for service
- Email to an email address you have provided as an address for service
- As ordered by the Director of the Residential Tenancy Branch (attach copy of Substituted Service Order)

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

IMPORTANT INFORMATION ABOUT THIS NOTICE

REQUIREMENTS FOR THIS NOTICE

1. EFFECTIVE DATE OF NOTICE

The effective date of this Notice is the date you must move out by. Your landlord must provide you with at least two 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. For a fixed term tenancy agreement, the effective date cannot be earlier than the date the term ends.

2. YOU MAY BE ABLE TO MOVE OUT EARLY

If your tenancy is periodic (e.g. month-to-month), you can end the tenancy sooner than the date set out in this Notice as long as you give the landlord **at least** 10 days written notice and pay the proportion of rent due to the effective date of that notice. Fixed term tenancies cannot be ended earlier than the end of the term.

3. WHEN YOU ARE CONSIDERED TO HAVE RECEIVED THIS NOTICE

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 emails/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

4. 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 15 calendar days from the date of receipt of this notice to file an Application for Dispute Resolution.

If the tenant disputes this Notice, a hearing will be held. 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.

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/apply-online/direct-request> for more information on the Direct Request process and to apply online.

Note: The Direct Request process is not available for Landlord's Use of Property.

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.