**Failure to Comply with a Material Term**

Date:Insert Date

Tenant's Name: Insert Your Name  
  
Tenant’s Address:   
Insert Street Address

Insert City, BC  
Insert Postal Code

Landlord’s Name: Insert Your Landlord's Name  
  
Landlord’s Address:

Insert Street Address

Insert City, BC  
Insert Postal Code

Dear Insert Your Landlord's Name*,*

This letter serves as written notice of your failure to comply with a material term of our tenancy agreement. The material breach that occurred is the following:

Insert Description of the Failure to Comply with a Material Term of the Tenancy Agreement

Section 45(3) of the *Residential Tenancy Act* *(RTA)* states

1. If a landlord has failed to comply with a material term of the tenancy agreement or, in relation to an assisted or supported living tenancy, of the service agreement, and has not corrected the situation within a reasonable period after the tenant gives written notice of the failure, the tenant may end the tenancy effective on a date that is after the date that the landlord receives the notice.

This breach of a material term occurred on Insert Date of Breach of Material Term. I feel that a reasonable amount of time to correct this breach is days from today.Therefore, I have the right to end my tenancy if the matter is not corrected by

Insert Date Breach Must be Corrected By. I also have the right to claim monetary compensation for any losses I suffer due to the breach through dispute resolution at the Residential Tenancy Branch (RTB).

For additional information, please see RTB Policy Guideline 8 – Unconscionable and Material Terms or contact the RTB ([gov.bc.ca/landlordtenant](http://www.gov.bc.ca/landlordtenant)) at 604-660-1020 or 1-800-665-8779.

Thank you,

[Signature]

Tenant's Name: Insert Your Name