



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

Some documentary evidence and written arguments have been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The respondent was served with notice of the hearing by registered mail that was mailed on July 3, 2009 but did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

Issues(s) to be Decided

This is a request for an Order of Possession based on a Notice to End Tenancy given for outstanding rent. The applicant is also requesting a monetary order for \$1850.00 and is requesting an order allowing the landlord to keep the full security deposit plus interest towards this claim.

Decision and reasons

Rent in the amount of \$900.00 is still outstanding for the month of June 2009; however July 2009 and August 2009 rent of both been paid in full.

I therefore Order pursuant to Section 67 that the respondent(s) pay to the applicant(s) the sum of:



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Outstanding rent	\$900.00
NSF check charge	\$25.00
Filing fee	\$50.00
Total	\$1000.00

I deny the request for an Order of Possession, because the landlord has now accepted August 2009 and thereby re-establish the tenancy.

I make no order regarding the security deposit at this time because the tenancy is continuing and therefore the security deposit will remain in place.

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: August 17, 2009.

Dispute Resolution Officer