

DECISION

Dispute Codes OPR MNR MNSD MNDC FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlord to obtain an Order of Possession, a Monetary Order for unpaid rent, to keep the security deposit, for money owed or compensation for damage or loss under the Act, and to recover the cost of the filing fee from the Tenant for this application.

Service of the hearing documents, by the Landlord to the Tenant, was done in accordance with section 89 of the *Act*, sent via registered mail on February 10, 2010. Mail receipt numbers were provided in the Landlord's evidence. The Tenant is deemed to be served the hearing documents on February 15, 2010, the fifth day after they were mailed as per section 90(a) of the *Act*.

The Landlord appeared, gave affirmed testimony, was provided the opportunity to present their evidence orally, in writing, and in documentary form.

Issues(s) to be Decided

Is the Landlord entitled to an Order of Possession for unpaid rent pursuant to section 55 of the *Residential Tenancy Act*?

Is the Landlord entitled to a Monetary Order a) for unpaid rent, and b) to keep the security deposit, and c) for money owed or compensation for damage or loss under the Act, pursuant to sections 38, 67, and 72 of the *Residential Tenancy Act*?

Background and Evidence

At the onset of the hearing the Landlord advised that on March 15, 2010 the Tenant paid up the rent arrears in full for her rent and the Landlord has re-established the tenancy agreement.

The Landlord confirmed the Tenant made a payment of \$250.00 on Friday March 26, 2010 which is comprised of payment of the \$50.00 filing fee and \$200.00 advance payment towards the Tenant's April 2010 rent.

Analysis

All of the testimony and documentary evidence was carefully considered.

The Landlord has confirmed the tenancy has been re-established and the Tenant has paid the Landlord the \$50.00 filing fee.

Conclusion

The matter has been resolved and the tenancy has been re-established, therefore I dismiss the Landlord application.

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: March 29, 2010.

Dispute Resolution Officer