

Decision

Dispute Codes: OPR, MNR, MNDC, MNSD, FF

Introduction

This hearing dealt with an application by the landlord for an order of possession / a monetary order as compensation for unpaid rent / compensation for damage or loss under the Act, regulation or tenancy agreement / retention of the security & pet damage deposits / and recovery of the filing fee. Both parties participated in the hearing and gave affirmed testimony.

Issues to be decided

- Whether the landlord is entitled to any or all of the above under the Act, regulation or tenancy agreement

Background / Evidence / Analysis

Pursuant to a written tenancy agreement, the original fixed term of tenancy was from October 1, 2006 to September 30, 2007. Thereafter, tenancy has continued on a month-to-month basis. Currently, rent in the amount of \$1,077.00 is payable in advance on the first day of each month. A security deposit of \$500.00 was collected on September 15, 2006. A pet damage deposit was collected in the total amount of \$500.00 by way of installment payments on October 15 and November 20, 2006.

Arising from rent which was unpaid when due on July 1, 2010, the landlord issued a 10 day notice to end tenancy for unpaid rent dated July 6, 2010. The notice was served by way of posting on the tenants' door on that same date.

During the hearing the parties testified that all outstanding rent has now been paid, all fees assessed for late payment of rent have also now been paid, and the tenants have reimbursed the landlord's \$50.00 filing fee.

In short, the landlord withdrew all aspects of the original application, including a request for an order of possession. Accordingly, the tenancy continues in full force and effect.

Conclusion

Pursuant to the above, as the parties have resolved the dispute between them and the landlord has therefore withdrawn all aspects of the original application, the tenancy continues in full force and effect.

DATE: September 14, 2010

Dispute Resolution Officer