



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

This conference call hearing was convened in response to the landlord's application for an Order of Possession for unpaid rent; a Monetary Order for unpaid rent and to keep the security deposit; and to recover the filing fees associated with this application. Only the landlord's agent participated in the hearing. At the outset, the agent stated that the tenant had since paid the rent in full and is no longer in arrears.

Issue(s) to be Decided

Is the landlord entitled to an Order of Possession and a Monetary Order?

Conclusion

Based on the agent's submission, the application is dismissed and the tenancy will continue. Notwithstanding, the landlord has a right to enforce a tenancy pursuant to the Act. Repeated breaches by a tenant do not prevent the landlord from issuing notices to end tenancy in the future or applications for dispute resolution, and the evidence at that time may generate a different outcome.

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: February 01, 2011.

Residential Tenancy Branch