



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Public Safety and Solicitor General

## **DECISION**

Dispute Codes:

**OPR, MNR, FF**

### Introduction

This hearing was scheduled in response to the landlord's Application for Dispute Resolution, in which the landlord has made application for an Order of Possession for Unpaid Rent, a monetary Order for unpaid rent and to recover the filing fee from the tenant for the cost of this Application for Dispute Resolution.

Both parties were present at the hearing. At the start of the hearing I introduced myself and the participants.

The landlord provided affirmed testimony that he has inadvertently reinstated the tenancy; all rent has been paid in full. The landlord stated that he had not served the tenant with an amended application; which was submitted as evidence, to include a request for an Order of possession due to repeated late payment of rent.

The landlord has yet to issue a Notice ending tenancy for cause, as the result of repeated late payment of rent.

We discussed issues related to repeated late payment; the parties agreed that the terms of the written tenancy agreement, a copy of which was submitted as evidence, require rent to be paid on or before the first day of each month.

The tenant has now arranged automatic deposit of rent payments to the landlord.

As the tenancy has been reinstated, the application is dismissed and the tenancy will continue until it is ended as provided by the Act.

### Conclusion

The application is dismissed.

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: April 12, 2011.

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Residential Tenancy Branch