



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNR

### Introduction

This hearing dealt with an application by the tenant to cancel a notice to end tenancy for unpaid rent. The landlord and the tenant participated in the teleconference hearing.

### Issue(s) to be Decided

Is the notice to end tenancy valid?  
Is the landlord entitled to an order of possession?

### Background and Evidence

On October 21, 2012 the landlord's agent personally served the tenant with a notice to end tenancy for unpaid rent. The monthly rent, due in advance on the first day of each month, is \$1300. The notice indicated that the tenant had failed to pay \$900 of rent owed for September 2012 and \$1300 owed for October 2012. The tenant has since failed to pay rent for November 2012.

The tenant acknowledged these facts. She stated that she has been in a dispute with the Ministry over her funding, and she anticipates that she will be able to pay the amount owed in full by November 24, 2012. The landlord requested an order of possession pursuant to the notice to end tenancy, but stated that he would be willing to withdraw the order and allow the tenancy to continue if the tenant can pay the outstanding amount in full by November 24, 2012.

### Analysis

I find that the notice to end tenancy is valid. The landlord requested an order of possession, and I accordingly grant the order of possession.

Conclusion

The tenant's application is dismissed.

I grant the landlord an order of possession effective two days from service. If the landlord intends to pursue the order of possession, the tenant must be served with the order. Should the tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

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: November 19, 2012.

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Residential Tenancy Branch