



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Mainstreet Equity Corp.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNCD, MNR, MNSD, FF

Introduction

This was a hearing with respect to the landlord's application for an order for possession pursuant to a 10 day Notice to End Tenancy and for a monetary order for unpaid rent.

Issue(s) to be Decided

Is the landlord entitled to an order for possession?
Is the landlord entitled to a monetary order?

Background and Evidence

At the hearing the landlord's representative testified that the tenant has paid the rent in full together with the filing fee for this application. The tenant testified that she has already pre-paid part of the rent for April. Initially the landlord's representative requested an order for possession because the tenant has previously been late paying rent as well.

The tenant acknowledged that she has been late paying rent in the past as well as on this occasion. Without claiming them as excuses, she mentioned circumstances that had caused her to be late with the rent and requested that she be allowed to continue her tenancy. She promised to do her utmost to pay rent on time and pointed out that she had pre-paid part of April rent so as to avoid being late. The landlord's representative agreed to allow the tenancy to continue provided the rent is paid on time. The tenant was advised that if there are further late payments she may expect to receive a one month Notice to End Tenancy for repeated late payment of rent.

Analysis and conclusion

Based on the tenant's payment of the outstanding rent and payment of the landlord's filing fee for this application and with the consent of the landlord, this application is dismissed without leave to reapply. The tenancy will continue.

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 20, 2013

Residential Tenancy Branch

