



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MNR

Introduction

This matter was conducted by way of Direct Request Proceeding, pursuant to section 55(4) of the *Residential Tenancy Act* (the Act). The landlord applied for an order of possession and a monetary order for unpaid rent.

Possible Reinstatement of Tenancy

On April 26, 2013 landlord served the tenant with a Notice to End Tenancy for Unpaid Rent, for failure to pay rent in the amount of \$770 that was due on April 1, 2013. The landlord filed their application on June 10, 2013, and indicated in their application that the tenants had failed to pay \$770 in outstanding rent for April 2013. The landlord did not indicate whether the tenants had paid rent for May or June 2013, and if so whether the landlord accepted those funds for use and occupancy only. The landlord may therefore have reinstated the tenancy.

Conclusion

Having found that the landlord may have reinstated the tenancy, I find that a hearing is required. In accordance with section 74 of the Act, I hereby order that the direct request proceeding be reconvened as a teleconference hearing, on the date and time set out in the enclosed Notice of Reconvened Hearing.

The landlord must serve the tenants with a copy of this decision and the Notice of Reconvened Hearing within **three (3) days** of receiving this decision.

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: June 17, 2013

Residential Tenancy Branch