



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDC, OPR

### Introduction

This was a hearing with respect to the landlord's application for an order for possession and a monetary order. The hearing was conducted by conference call. The landlord and the tenants called in and participated in the hearing.

### Issue(s) to be Decided

Is the landlord entitled to a monetary award and if so, in what amount?  
Is the landlord entitled to an order for possession?

### Background and Evidence

The rental unit is located in Coquitlam. The tenancy began in May, 2012. The monthly rent is \$1,550.00 plus utilities. In the application for dispute resolution filed on October 31, 2013, the landlord claimed a monetary award for unpaid rent in the amount of \$2,300.00 and for an order for possession pursuant to a 10 day Notice to End Tenancy for unpaid rent.

At the hearing the parties advised me that the tenants paid the landlord the sum of \$2,400.00 on December 10 and that currently rent for December in the amount of \$1,550.00 is unpaid. The tenant promised to pay December rent in full within the next two weeks.

The landlord did not provide a copy of a Notice to End Tenancy, although she did serve the tenants with a Notice to End Tenancy. At the hearing the landlord said that the rent has been repeatedly paid late, however if the tenants pay the rent as promised she is willing to allow the tenancy to continue.

Analysis

The tenants have acknowledged that December rent is outstanding. They promised to pay the rent and do not object to the issuance of a monetary order in the amount of December's rent. The landlord agreed to waive the filing fee for this application.

The tenants were advised that if there are future late payments, the landlord will be at liberty to serve another 10 day Notice to End Tenancy for unpaid rent, or a one month Notice to End Tenancy for cause for repeated late payments of rent.

Conclusion

The parties have agreed that December rent in the amount of \$1,550.00 is outstanding; accordingly I grant the landlord a monetary order under section 67 in the said amount. The landlord's application for an order for possession 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: December 12, 2013

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Residential Tenancy Branch

