



# Dispute Resolution Services

Page: 1

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 tenant and the landlord participated in the teleconference hearing.

Neither party raised any issues regarding service of the application or the evidence. Both parties were given full opportunity to give testimony and present their evidence. I have reviewed all testimony and other evidence. However, in this decision I only describe the evidence relevant to the issues and findings in this matter.

### Issue(s) to be Decided

Is the notice to end tenancy for unpaid rent valid?  
If so, is the landlord entitled to an order of possession?

### Background and Evidence

On June 6, 2014 the landlord served the tenant a notice to end tenancy for unpaid rent of \$900 that was due on June 1, 2014. The landlord and the tenant agreed that the rent for June 2014 was not paid and as of the hearing date it remained unpaid.

In the hearing the landlord orally requested an order of possession.

### Analysis

When a tenant is served with a notice to end tenancy for unpaid rent, they must pay the outstanding rent within five days after receiving the notice. If the tenants fail to pay the full outstanding rent within this time, the notice to end tenancy will be valid. In this case the notice to end tenancy is valid. I therefore dismissed the tenant's application and granted the landlord an order of possession.

Conclusion

The application of the tenant is dismissed.

I grant the landlord an order of possession effective two days from service. The tenant must be served with the order of possession. 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: June 25, 2014

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Residential Tenancy Branch

