



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding The Maple Apartments c/o Gateway Property Management Corporation
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, OPR, FF

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's representative called in and participated in the hearing. The tenants did not attend although they were personally served with the application and Notice of Hearing on May 5, 2014.

Issue(s) to be Decided

Is the landlord entitled to an order for possession?

Is the landlord entitled to a monetary award for unpaid rent and if so, in what amount?

Background and Evidence

The rental unit is an apartment in Vancouver. The tenancy began in June 2013. The monthly rent is \$1,050.00. The landlord served the tenants with a 10 day Notice to End Tenancy for unpaid rent on April 15, 2014.

In the application for dispute resolution the landlord stated that the tenants failed to pay rent for April and May. The landlord requested an order for possession and a monetary order for unpaid rent. Since the application was filed the tenants have paid the rental arrears and have paid rent for June. The landlord accepted the payments: "for use and occupancy only", but the landlord has now decided to allow the tenancy to continue, and no longer seeks an order for possession, however, the landlord has requested that it be awarded the \$50.00 filing fee for this application

Analysis and conclusion

At the request of the landlord the applications for an order for possession and for a monetary order for unpaid rent are dismissed, but I award the landlord the \$50.00 filing fee for this application. The said sum may be retained from the security deposit that the landlord holds.

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 20, 2014

Residential Tenancy Branch

