



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Bristol Estates
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

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

Issue(s) to be Decided

Is the landlord entitled to an order for possession?

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

Background and Evidence

The rental unit is an apartment in Surrey. The tenancy began on 2006. The current monthly rent is \$858.00, payable on the first of each month.

The landlord's representative testified at the hearing that the tenants have been behind in their rent payments for a number of months, but they have been making regular payments in an effort to get caught up. The landlord's representative said that the landlord is prepared to allow the tenancy to continue provided that the tenants make payments to satisfy the outstanding arrears until the rent is paid up to date. The landlord and the tenant agreed that as of the date of the hearing there is \$841.00 owed for rent plus \$75.00 in late fees. The landlord requested a monetary order and agreed to have the request for an order for possession dismissed with leave to reapply.

Analysis and conclusion

I find that the landlord is entitled to a monetary award as requested in the amount of \$916.00. the landlord is entitle to recover the \$50.00 filing fee for this application, for a

total award of \$966.00 and I grant the landlord an order under section 67 in the said amount. This order may be registered in the Small Claims Court and enforced as an order of that court. The landlord's application for an order of possession is dismissed with leave to reapply. The tenancy will continue and the expectation of the parties is that the tenants will pay off the rental arrears within a reasonable period and not further proceedings will be required.

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: October 10, 2014

Residential Tenancy Branch

