



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Shoker Farms Ltd., Inc. No. 337681
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, FF
 CNR, FF

Introduction

This hearing was convened by way of conference call concerning applications made by the landlord and by the tenant. The landlord has applied for an Order of Possession and a monetary order for unpaid rent or utilities and to recover the filing fee from the tenant for the cost of the application. The tenant has applied for an order cancelling a notice to end tenancy for unpaid rent or utilities and to recover the filing fee from the landlord for the cost of the application.

An agent for the landlord company, being a principle of the company, attended the hearing with legal counsel and junior legal counsel. The tenant also attended the hearing accompanied by the tenant's mother who does not speak English.

During the course of the hearing, the landlord withdrew the notice to end the tenancy and forgives all rental arrears.

Conclusion

For the reasons set out above, the 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated November 6, 2014 is hereby cancelled and the tenancy continues.

The landlord's application for a monetary order is hereby dismissed without leave to reapply, and the landlord forgives all rental arrears.

This order is final and binding on the parties.

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 16, 2014

Residential Tenancy Branch

