



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, FF

Introduction

The tenants apply to cancel a one month Notice to End Tenancy dated December 8, 2014, given alleging repeated late payment of rent.

The landlord's representative presented undisputed evidence that the tenants had been late paying rent for the ten consecutive months up to and including December 2014.

Section 47(1)(b) of the *Residential Tenancy Act* (the "Act") provides that a landlord may terminate a tenancy for repeated late payment of rent on one month's notice.

Residential Tenancy Policy Guideline 38 "Repeated Late Payment of Rent" specifies that three late payments constitute "repeated late payment."

I find the tenants have been repeatedly late paying rent and that the Notice to End Tenancy was justified. The tenants' application must therefore be dismissed.

The landlord's representative Ms. K. requested an order of possession pursuant s. 55 of the *Act*. I grant the landlord an order of possession effective at one o'clock in the afternoon of January 31, 2015.

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: January 15, 2015

Residential Tenancy Branch

