



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR

Introduction

This is an application to cancel a Notice to End Tenancy that was given for nonpayment of rent.

No hearing was held however, because at the beginning of the conference call both the landlord and the tenant agreed that the December 2014 rent was paid, in full, on December 4, 2014, well within the five day grace period, and therefore the Notice to End Tenancy is already void.

During the conference call the landlord also agreed to return to the tenants the original certified cheque that had arrived late.

I also cautioned the tenant's to ensure that in future if they're going to mail the rent cheque they must ensure that it is mailed with sufficient time to arrive before the due date.

Conclusion

No order is required as the Notice to End Tenancy is void. This tenancy therefore continues.

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 07, 2015

Residential Tenancy Branch

