



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes cnc

Introduction

This hearing dealt with an application by the tenant for an order to cancel a one month Notice to End Tenancy for repeated late payment of rent. At the hearing, the Landlord applied for an Order of Possession.

Issue(s) to be decided

1. Is the Notice effective to end the tenancy?
2. Is the landlord entitled to an Order of Possession?

Background and Evidence

This tenancy began December 1, 2010. The monthly rent is due in advance on the last day of each month, in the sum of \$1,350.00. On February 1, 2015, the tenant received a one month Notice to End Tenancy for repeated late payment of rent.

The tenant's rent has been paid late in every month for the past 6 months, and throughout much of the tenancy. On February 25, 2015, the rent for March was paid. The tenant no longer disputes the Notice, but requests that the tenancy end on March 31, 2015. The landlord agrees, provided an Order of Possession is granted.

Analysis

The landlord has established that there has been repeated late rental payments, and that there was cause for ending the tenancy. The tenant's application to have the Notice cancelled is dismissed.

Pursuant to the Notice, and as consented to by both parties, the tenancy will end on March 31, 2015. At the hearing, the landlord applied for and is entitled to, an Order of Possession.

Conclusion

Pursuant to Section 55(1)(b) of the Residential Tenancy Act, I issue an Order of

Possession effective March 31, 2015. This order must be served upon the tenant. Should the tenant fail to comply with this Order, the landlord may register the Order with the Supreme Court for enforcement.

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: March 02, 2015

Residential Tenancy Branch

