



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, LAT

Introduction

The tenant applies to cancel a ten day Notice to End Tenancy dated March 2, 2015, given for unpaid rent. She also seeks an order regarding locks and access to the premises, claiming an unlawful entry had occurred.

The tenant did not attend the hearing. The landlord and her son attended and were ready to proceed. In these circumstances, the tenant's application is dismissed without leave to re-apply.

It appears that the tenant paid the landlord \$700.00 in early April, 2015. The landlord is entitled to apply that money against the oldest debt, which may be March rent.

I decline to award the landlord an order of possession based on the Notice. It appears that the parties may have made an arrangement for payment of the outstanding amount now owed for April and have discussed the tenant moving out in a few months.

The landlord is free to demand the balance of rent she calculates to now be owing and to issue to the tenant another ten day Notice if that amount is not paid forthwith.

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: April 08, 2015

Residential Tenancy Branch

