



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Pace Property Management
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC

Introduction

This was a hearing with respect to the tenant's application to cancel a Notice to End Tenancy. The hearing was conducted by conference call. The tenant and the landlord's representative called in and participated in the hearing.

Issue(s) to be Decided

Should the one month Notice to End Tenancy dated May 21, 2015 be cancelled?

Background and Evidence

The rental unit is an apartment in Prince George. The tenancy began in October, 2014. The landlord served the tenant with a one month Notice to End Tenancy for cause dated May 21, 2015. The Notice to End Tenancy required the tenant to move out of the rental unit by June 30, 2015. The tenant acknowledged that she received the Notice to End Tenancy on May 25, 2015. The reason for the Notice was that the tenant has been repeatedly late paying rent. The tenant applied to cancel the Notice to End Tenancy on June 9, 2015. The tenant acknowledged that she has been late paying rent on a number of occasions during the tenancy. The tenant has not paid rent for July, but she said at the hearing that she has the funds in hand to pay July rent. The tenant would like to continue the tenancy and has asked the landlord to allow her to stay.

The landlord's representative said that the tenant has been late paying rent each month save for the first month of the tenancy and the landlord is not willing to permit the tenancy to continue. The landlord's representative said that if the tenant immediately pays rent for July the landlord will allow the tenant to remain in the unit until July 31, 2015, but not longer

The tenant agreed at the hearing that she will pay the rent for July and move out at the end of July.

Analysis

The landlord has established that the tenant has been repeatedly late paying rent and the tenant has not provided any reasons why the Notice to End Tenancy should be cancelled. The tenant's application to cancel the Notice to End Tenancy is therefore dismissed without leave to reapply.

Conclusion

The application has been dismissed and the tenancy has therefore ended pursuant to the Notice to End Tenancy, but the landlord has agreed to allow the tenant to remain in the rental unit until July 31, 2015, provided the rent for July is promptly paid.

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: July 07, 2015

Residential Tenancy Branch

