



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR

Introduction

This hearing dealt with a tenant's application to cancel a 10 Day Notice to End Tenancy for Unpaid Rent. The landlord's agent appeared at the hearing; however, the tenant did not appear despite leaving the teleconference call open for more than 15 minutes. Since the tenant failed to appear I dismissed the tenant's application.

The landlord's agent stated that the tenant paid the majority of the outstanding rent on January 18, 2017 and the landlord's agent has an appointment to pick up February 2017 rent from the tenant later today. The landlord's agent stated that the landlord is agreeable to continuing the tenancy at this time provided the tenant rent in full and on time from now on.

As neither party provided a copy of the 10 Day Notice I was unable to verify whether the 10 Day Notice complied with the form and content requirements of the Act. Further, it would appear that the parties have agreed to reinstate the tenancy. Therefore, I do not provide the landlord with an Order of Possession as required under section 55(1) of the Act.

Going forward, the tenant would be well served to consider herself on notice that rent payments must be paid in full and on time as a tenancy may be ended for unpaid rent and/or repeated late payment of rent.

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: February 01, 2017

Residential Tenancy Branch