



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute codes      CNR

### Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- cancellation of a 10 Day Notice to End Tenancy for unpaid rent, pursuant to section 46

The hearing was conducted by conference call. All named parties attended the hearing and were given a full opportunity to provide testimony and present evidence. The tenants application was amended to reflect the correct legal names of the landlords.

### Issues

Should the landlord's 10 Day Notice to End Tenancy be cancelled? If not, is the landlord entitled to an order of possession?

### Background and Evidence

The tenancy began on November 15, 2011 with a current monthly rent of \$1650.00 payable on the 1<sup>st</sup> day of each month. The tenant paid a security deposit of \$700.00 at the start of the tenancy.

The parties agreed that the tenant received the 10 Day Notice to End Tenancy for Unpaid Rent on March 29, 2017. The outstanding rent amount as per the Notice was \$4950.00 which was payable for the months of January, February and March 2017.

The landlord testified that the tenant did not pay the full amount of the arrears indicated on the Notice within five days of being served and that the full amount is still outstanding. The tenant acknowledged the outstanding rent was not paid within 5 days after receiving the notice. Rather the tenant argues that he should be held responsible for the full amount as he had co-tenants living with him who all moved out without paying their portion.

The tenant's application to cancel the 10 Day Notice was filed on April 3, 2017 within the time period permitted under the Act.

### Analysis

Section 46 of the Act requires that upon receipt of a Notice to End Tenancy for non-payment of rent the tenant must, within five days, either pay the full amount of the arrears indicated on the Notice or dispute the Notice by filing an Application for Dispute Resolution with the Residential Tenancy Branch.

Section 26 of the Act requires that a tenant must pay rent when it is due under the tenancy agreement, whether or not the landlord complies with this Act, the regulations or the tenancy agreement, unless the tenant has a right under this Act to deduct all or a portion of the rent.

Although the tenant filed an application for dispute resolution within the time limit permitted under the Act, I find the tenant's application must be dismissed as the tenant acknowledged rent was not paid within 5 days after receiving the notice nor did the tenant have a right under this Act to deduct all or a portion of the rent.

Section 55(1) of the Act states that if a tenant applies to dispute a landlord's notice to end tenancy and their Application for Dispute Resolution is dismissed or the landlord's notice is upheld the landlord must be granted an order of possession if the notice complies with all the requirements of Section 52 of the Act.

I find that the Notice issued by the landlord complies with the requirements of Section 52 of the Act, accordingly, the landlord is granted an Order of Possession pursuant to section 55 of the Act.

### Conclusion

I grant an Order of Possession to the landlord effective **two days after service of this Order** on the tenant. Should the tenant(s) fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

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: May 08, 2017

---

Residential Tenancy Branch