



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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

DECISION

Dispute Codes CNR

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, issued on February 11, 2021.

Only the landlord appeared. The landlord stated they were not served with the tenant's Application for Dispute Resolution or Notice of Hearing. The landlord stated they only became aware of this matter, as they received a notification by email from the Residential Tenancy Branch on May 7, 2021, and they contact the branch.

The landlord stated that this matter was resolved on February 17, 2021, when the tenant paid the outstanding rent.

As this matter has been resolved and the tenancy is continuing, I find it not necessary to consider the merits of the tenant's application.

However, I make the following comments to the tenant should they file any future application for dispute resolution.

- **You must** serve your application for dispute resolution and notice of hearing on the other party, in accordance with section 89 of the Act. Failure to do so will result in your application being dismissed.
- **If the matter has been resolved** before the scheduled hearing date, such as in this case. You must or at least attempt to get written consent of the other party, to have the hearing date cancelled. This is to give other applications for dispute resolution waiting to be scheduled the opportunity to be able to use the time allotted as there is a shortage of hearing time available.

Conclusion

This matter has been resolved prior to the hearing.

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 21, 2021

Residential Tenancy Branch