



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: OPR / OPC, MNR, FF

Introduction / Background / Evidence

This hearing concerns the landlord's application for an order of possession / a monetary order as compensation for unpaid rent / and recovery of the filing fee. The landlord participated in the hearing and gave affirmed testimony. Despite service of the application for dispute resolution and notice of hearing by way of registered mail, the tenant did not appear.

Pursuant to a written tenancy agreement, the original fixed term of tenancy was from June 1, 2005 to May 31, 2006. Thereafter, tenancy has continued on a month-to-month basis. A security deposit of \$407.50 was collected on April 28, 2005. Monthly rent is currently \$935.00, and it is due and payable on the first day of each month.

The most recent 10 day notice to end tenancy for unpaid rent issued by the landlord is dated June 4, 2012. The notice was served by registered mail. A copy of the notice was submitted in evidence. The notice reflects that rent in the amount of \$1,105.00 remained unpaid when due on June 1, 2012. The landlord testified that following service of the notice, the tenant made payment of rent in full within the statutory time limit available to him for doing so. In the result, the landlord withdrew his application.

Conclusion

The landlord's application is hereby dismissed.

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: June 29, 2012.

Residential Tenancy Branch