



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      CNC

### Introduction

This hearing dealt with an application from the tenant for a Notice to End Tenancy for unpaid rent, a monetary order for damage or loss, to allow the tenant to assign or sublet and recovery of the filing fee. Both parties participated in the conference call hearing.

### Preliminary Issue

Before considering the merits of this Application for Dispute Resolution I must determine whether the matter before me should be heard.

### Summary of Background and Evidence

The tenant has received a letter from the landlord stating that if they do not remove the dog that they have brought in to the rental unit, the landlord will issue a 1 Month Notice to End Tenancy for Cause. To date the tenants have not been issued a 1 Month Notice to End Tenancy for Cause therefore this application has been filed prematurely as there is no notice to dispute.

### Conclusion

I hereby dismiss the Tenant's Application for Dispute Resolution. Should the landlord issue a Notice to End Tenancy to the tenants, the tenants have the option to file for dispute resolution through this office.

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: October 28, 2010

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Dispute Resolution Officer