



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPR MND MNR MNSD FF

### Introduction

This hearing dealt with an application for dispute resolution under the *Residential Tenancy Act* (the “*Act*”) by the landlords. The landlords applied for an order of possession for unpaid rent; a monetary order for unpaid rent, damage to the unit, site or property and to keep all or part of a security deposit; and to recover the filing fee.

### Preliminary and Procedural Matters

On June 21, 2012, these parties were before me in a cross-application hearing. The file numbers were heard together and are listed on the cover page of this Decision. The previous Decision was issued on June 25, 2012.

Both parties testified that they had not received my Decision dated June 25, 2012. As a result, I provided an overview to the parties of my Decision.

As I have previously dismissed the 10 Day Notice by the landlord and heard from both tenants in the June 21, 2012, and granted an order of possession to the landlords, I am unable to hear the matter again. Therefore, I dismiss the landlord’s application with leave to reapply. I do not grant the landlords the recovery of the filing fee as this matter has been previously heard.

For the benefit of both parties, and as stated in the June 21, 2012 hearing, any application for monetary orders for damages to the rental unit is premature until the tenancy has ended in accordance with the *Act*.

### Conclusion

As this matter was already decided on June 25, 2012, **I dismiss the landlord’s application with leave to reapply for a monetary order once the tenancy has ended in accordance with the *Act*.**

**My Decision dated June 25, 2012, stands and remains in force.**

**I do not grant the landlord the recovery of the filing fee.**

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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 27, 2012

---

Residential Tenancy Branch