



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, MNDC, FF

Introduction

This hearing was scheduled for 3:00 p.m. on today's date to hear a landlord's application for an Order of Possession for cause and a Monetary Order for loss of rent. Both parties appeared or were represented at the hearing and were provided the opportunity to make relevant submissions, in writing and orally pursuant to the Rules of Procedure, and to respond to the submissions of the other party.

At the commencement of the hearing I determined that the parties had a hearing scheduled for 10:30 a.m. today to deal with the tenant's application to cancel a 1 Month Notice to End Tenancy for Cause. The landlord was granted an Order of Possession effective September 30, 2012 under that application.

The landlord confirmed that rent has been paid for August 2012 and rent for September 2012 is not yet payable.

As the landlord has already been granted an Order of Possession it was not necessary for me to consider that request or provide an Order of Possession under this application. Further, as no monies are currently owed to the landlord a Monetary Order is not required at this time. As rent is not yet payable for September 2012 that portion of the landlord's claim is premature and is dismissed with leave.

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: August 28, 2012.

Residential Tenancy Branch