



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

INTERIM DECISION

Dispute Codes OPC, FF

Introduction, Analysis and Conclusion

This hearing dealt with the landlord's application for dispute resolution under the Residential Tenancy Act (the "Act") seeking an order of possession for the rental unit due to alleged cause and for recovery of the filing fee.

Both parties appeared for a hearing on the tenant's application in dispute of a 10 Day Notice to End Tenancy for Unpaid Rent and the landlord's application seeking an order of possession based upon a 1 Month Notice to End Tenancy for Cause. The tenant has filed a second application for dispute resolution (2nd) seeking cancellation of the landlord's 1 Month Notice.

I therefore find that the landlord's application is unrelated to the tenant's application seeking cancellation of the 10 Day Notice; rather the landlord's application is substantively related to the tenant's 2nd application.

I find that the Dispute Resolution Officer will have to consider the same facts and will have to make the same or similar findings of law to resolve both applications, (the landlord's application and the tenant's 2nd application) and therefore to ensure an efficient and just process, I order the hearing on the landlord's application be adjourned and scheduled to reconvene in accordance with section 64 of the *Residential Tenancy Act* to the date specified in the enclosed Notice of Adjourned Hearing.

This interim 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* and is being mailed to both the applicant and the respondent.

Dated: October 24, 2012.

Residential Tenancy Branch