

DECISION

Dispute Codes ET FF

Introduction and Conclusion

This hearing dealt with an Application for Dispute Resolution seeking remedy under the *Residential Tenancy Act* (the “*Act*”) by the Applicant to End a Tenancy Early and Obtain an Order of Possession, and to recover the filing fee.

Both the applicant and respondent attended the hearing.

On January 21, 2013 a prior Arbitrator determined that the *Residential Tenancy Act* did not have jurisdiction regarding the dispute. I do not have the authority to consider a matter once an Arbitrator has determined that there is no jurisdiction. As a result, the applicant’s application is **dismissed due to lack of jurisdiction**.

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: January 29, 2013