



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ET

### Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for an early end to tenancy and obtain an order of possession, a tenant who poses an immediate and server risk to the rental property, other occupants or the landlord.

Both parties appeared.

### Preliminary and Procedural matters

At the outset of the hearing, it was determined the landlord was not seeking to end the tenancy. The landlord was seeking monetary compensation for damages to the rental unit.

As the landlord was seeking monetary compensation, and not to end the tenancy, If find there no issue before me to determine at todays' hearing. The landlord is at liberty to file an application claiming monetary compensation for damages.

### Conclusion

The landlord's application for an order of possession is dismissed.

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: March 13, 2018

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Residential Tenancy Branch