



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding LIGHTHEART REAL ESTATE HOLDINGS CORPORATION
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC, ERP

Introduction

On September 7, 2018, the Tenant applied for a Dispute Resolution proceeding seeking to Cancel a One Month Notice to End Tenancy for Cause (the "Notice") pursuant to Section 47 of the *Residential Tenancy Act* (the "Act") and seeking an Emergency Repair Order pursuant to Section 62 of the *Act*.

V.P. and E.H. attended the hearing as agents for the Landlord. The Tenant attended the hearing at 11:07 AM. All parties provided a solemn affirmation.

At the outset of the hearing, the Landlord advised that an Order of Possession was already granted to the Landlord against the Tenant for this rental unit, prior to this hearing. For ease of reference, I put the file number for the Landlord's Application on the cover page of this decision. I explained to the Tenant that I am unable to alter a decision of another arbitrator and that the tenancy has been ended by an Order of Possession already granted. As such, I dismiss the Tenant's Application without leave to reapply.

Conclusion

As a decision has already been rendered on this issue, I dismiss the Tenant's Application without leave to reapply.

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: October 25, 2018

Residential Tenancy Branch