



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, OLC

Introduction

This teleconference hearing was scheduled in response to an application by the Tenants under the *Residential Tenancy Act* (the “Act”) to cancel a One Month Notice to End Tenancy for Cause (the “One Month Notice”), and for an Order for the Landlord to comply with the *Act*, *Residential Tenancy Regulation*, and/or tenancy agreement.

One of the Landlords was present for the teleconference hearing while no one called in for the Tenants during the approximately 10 minutes that the phone line was monitored. The Landlord was affirmed to be truthful in his testimony and stated that he did not receive the Notice of Dispute Resolution Proceeding documents from the Tenants and instead found out about the hearing through an email from the Residential Tenancy Branch.

The Landlord also stated that he had previously applied through the Direct Request process and that an Order of Possession had been issued and served to the Tenants. The Landlord provided the file number for the Direct Request Proceeding which is also included on the front page of this decision.

Through the previous decision, the Landlord was granted a two-day Order of Possession dated September 3, 2019. As such, I find that this tenancy has already been ended and therefore the claims on this application are no longer relevant. Accordingly, the hearing did not continue and instead the Tenants’ application is dismissed.

Conclusion

The Landlords have already ended the tenancy through service of an Order of Possession dated September 3, 2019. Therefore, the Application for Dispute Resolution is dismissed, 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 17, 2019

Residential Tenancy Branch