



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **INTERIM DECISION**

Dispute Codes      OL

### Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the *Act*) for an Order of Possession pursuant to section 56.1 of the *Act*.

Counsel for the landlord, counsel for the tenant and an articulated student acting on behalf of the tenant attended the hearing and were each given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses.

Counsel for the tenant confirmed receipt of the landlord's application for dispute resolution.

### Preliminary Issue- Adjournment

At the beginning of the hearing counsel for both parties requested an adjournment to facilitate ongoing settlement negotiations.

Rule 7.8 of the Residential Tenancy Branch Rules of Procedure states that at any time after the dispute resolution hearing begins, the arbitrator may adjourn the dispute resolution hearing to another time. A party or a party's agent may request that a hearing be adjourned. The arbitrator will determine whether the circumstances warrant the adjournment of the hearing.

Pursuant to section 7.8 of the Residential Tenancy Branch Rules of Procedure I adjourn this hearing to a future date to facilitate settlement negotiations.

Counsel for the landlord agreed to allow the tenant to file an application for dispute resolution to be crossed with the landlord's application for dispute resolution and to be heard together at the reconvened hearing.

### Conclusion

Based on the above:

- **I order** this hearing will be reconvened in accordance with the Notice of Hearing documents attached to this Interim Decision;
- **I order** that the tenant is permitted to file a cross application to be heard together with the landlord's application for dispute resolution at the reconvened hearing;
- **I order** that all evidence must be provided to the Residential Tenancy Branch and served on the other party in accordance with the Residential Tenancy Branch Rules of Procedure.

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: April 03, 2020

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Residential Tenancy Branch