



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL-4M, FFL

Introduction

This hearing was convened by way of conference call concerning an application made by the landlords seeking an Order of Possession for demolition, renovation, repair or conversion of the rental unit, and to recover the filing fee from the tenant for the cost of the application.

One of the landlords and the tenant attended the hearing, and the landlords have provided evidentiary material in advance of the hearing.

The landlords' evidence contains a Decision of the director dated June 26, 2020. The Decision states that the landlord had not signed the copy of the notice to end the tenancy that was provided as evidence for that hearing, and dismissed the landlords' application for an Order of Possession based on a Four Month Notice to End Tenancy For Demolition, Renovation, Repair or Conversion of Rental Unit dated December 30, 2019, without leave to reapply. The landlords seek an Order of Possession based on the same notice to end the tenancy.

The landlord indicated that an Information Officer of the Residential Tenancy Branch advised that the landlord could sign the evidentiary copy of the Notice and re-apply. However, the law does not permit me to re-hear or decide on a matter that has already been adjudicated upon. Given that the application before me involves the same notice to end the tenancy that was the subject of the hearing on June 26, 2020, and the application on June 26, 2020 was dismissed without leave to reapply, I must dismiss the landlords' application.

Conclusion

For the reasons set out above, the landlords' application is hereby dismissed in its entirety 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: July 31, 2020

Residential Tenancy Branch