



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET OPN

Introduction

The landlords applied for an order of possession based on the tenants' notice to end tenancy (pursuant to section 55(2)(a) of the *Residential Tenancy Act* ("Act")), and for an order of possession and order to end the tenancy pursuant to section 56 of the Act. The application for the first order of possession was filed on August 10, 2021 and the application for orders under section 56 was filed on November 24, 2021.

Preliminary Issue: Previous Decision and Orders

It should be noted that the landlords made a direct request application on October 26, 2021, for which the landlords currently await a decision (the file number for the direct request application is referenced on the cover page of this decision).

In reviewing file information regarding that direct request application, I determined that a decision, an order of possession, and a monetary order, were completed yesterday and in the outgoing queue as of December 15, 2021 at 1:59 PM. These documents are being sent on a high priority basis, and the direct request file is now marked as "closed." In other words, the decision and two orders will be sent to the landlords and the tenants within the next couple of days; I have also requested that the Residential Tenancy Branch's Information Services expedite the delivery of these documents. (The email address of the landlords was confirmed during this hearing.)

Given that a decision, a monetary order, and an order of possession have been completed in respect of this tenancy, the two applications before me are moot. For file disposition they shall be recorded as dismissed.

Dated: December 16, 2021

Residential Tenancy Branch