



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ET

### Introduction

Pursuant to section 58 of the Residential Tenancy Act (the Act), I was designated to hear an application regarding the above-noted tenancy. The landlord applied for an order for early termination of a tenancy, pursuant to section 56.

On June 17, 2022 tenant SC and the landlord attended. Social worked DE assisted tenant SC. The hearing on June 17 was adjourned until June 30, 2022. On June 30, 2022 agent SA (the tenant) attended representing tenant SC and RM. The landlord was represented on both dates by property manager JC (the landlord).

At the outset of the hearing the attending parties affirmed they understand the parties are not allowed to record this hearing.

Per section 95(3) of the Act, the parties may be fined up to \$5,000.00 if they record this hearing: "A person who contravenes or fails to comply with a decision or an order made by the director commits an offence and is liable on conviction to a fine of not more than \$5,000.00."

The landlord affirmed she obtained an order of possession and served it to the tenants on June 29, 2022 by attaching it to the rental unit's door and emailing it to the tenants. The order of possession is effective two days after service. The tenant confirmed receipt of the order of possession on June 29, 2022.

The application for an order for early termination of the tenancy is moot since the landlord has obtained an order of possession.

Section 62(4)(b) of the Act states an application should be dismissed if the application or part of an application for dispute resolution does not disclose a dispute that may be determined under the Act. I exercise my authority under section 62(4)(b) of the Act to dismiss the application for an order of possession.

Conclusion

I dismiss the landlord'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: June 30, 2022

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Residential Tenancy Branch