



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNRL, FFT

Introduction

The Landlord filed for dispute resolution (the “Application”) on April 23, 2022. They are seeking compensation for unpaid rent from the Tenant. Additionally, they seek reimbursement of the Application filing fee.

Preliminary Matters

At the beginning of the hearing, the Landlord confirmed the Tenant moved out from the rental unit.

The Landlord confirmed a previous hearing of another Arbitrator, with a decision dated May 17, 2022. I confirmed with the Landlord that the previous Arbitrator awarded a monetary order for \$3,640.92. In the decision, the Arbitrator clearly set out that this was for the months of February – May 2022. In the hearing, the Landlord verified this information.

On my review of the previous Arbitrator decision of May 17, 2022, this is the same claim. That was a final decision that was conclusive as to the rights of the parties, and constitutes a bar to a subsequent application involving the same claim.

Conclusion

For the reasons above, I dismiss the Landlord’s claims for rent recovery and the Application filing fee.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under s. 9.1(1) of the *Act*.

Dated: January 9, 2023

Residential Tenancy Branch