



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- cancellation of the landlord's One Month Notice to End Tenancy for Cause (the One Month Notice) pursuant to section 47.
- authorization to recover the filing fee for this application pursuant to section 72.

All named parties attended the hearing. At the outset of the hearing, the landlord advised that she has already obtained an order of possession and a monetary order for unpaid rent by way of a Direct Request Proceeding on May 30, 2023 (file# referenced on the cover page of this decision).

As the landlord has already obtained an order of possession, the tenants' application to dispute the One Month Notice dated February 6, 2023 is moot. To be on the safe side, I reserved the issuance of this decision pending the outcome of any review process for the related file.

The tenant's application is 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: June 08, 2023

Residential Tenancy Branch