

## **DECISION**

### **Introduction**

This hearing dealt with repeat applications from the Tenant, including:

The Tenant's March 2, 2024, Application for Dispute Resolution under the *Residential Tenancy Act* (the "Act") for:

- cancellation of the Landlord's 10 Day Notice to End Tenancy for Unpaid Rent (10 Day Notice) under sections 46 and 55 of the Act

The Tenant's April 8, 2024, Application for Dispute Resolution under the *Residential Tenancy Act* (the "Act") for:

- cancellation of the Landlord's 10 Day Notice to End Tenancy for Unpaid Rent (10 Day Notice) under sections 46 and 55 of the Act

### **Analysis**

The Tenant and the Landlord attended the hearing scheduled for May 2, 2024, and provided sworn testimony. They agreed that the Landlord was issued an Order of Possession on November 26, 2023, regarding a hearing that occurred on October 27, 2023.

The Tenant testified that there is a Supreme Court Hearing scheduled on May 17, 2024, regarding this dispute. The Landlord agreed that the Tenant has continued to receive Judicial stays that have prevented the Landlord from enforcing the November 26, 2023, Order.

I therefore declined to hear the Tenants applications regarding 10 Day Notices dated March 25, 2024, and April 2, 2024, because I find that matter of rent payment regarding this tenancy is substantially linked to matters said to be on going at the Supreme Court.

I therefore dismiss the two applications under 58(2)(d) and provide leave to reapply, if appropriate, once any court matters are complete.

### **Conclusion**

The two applications are dismissed under 58(2)(d) of the Act with leave to reapply, if appropriate, once any court matters are complete.

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

Dated: May 2, 2024

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Residential Tenancy Branch