



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes FF, MNDC

### Introduction

A substantial amount of documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

All testimony was taken under affirmation.

### Issue(s) to be Decided

This is a request for a monetary order for \$2500.00 and a request for recovery of the \$50.00 filing fee

### Background and Evidence

The applicant testified that:

- Due to continued harassment and blackmail through registered letters from the respondent, she found it difficult to function and therefore was unable to cope with attempting to re-rent her rental unit, and therefore she is requesting an order for the equivalent of two months' lost rental revenue.

### Analysis

It is my decision that I will not allow the applicants claim, because although at times it can be difficult dealing with tenants, if you choose to be a landlord it's part of the job.

If the landlord was unable to function due to her difficulty coping with landlord-tenant issues, she cannot pass any resulting loss on to that tenant, as different people handle stress in different ways.

Conclusion

The landlord's application is dismissed in full 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: August 08, 2012.

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Residential Tenancy Branch