



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 353806 BC LTD  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNDC

### Introduction

This hearing was convened as a result of the tenants' application for dispute resolution seeking remedy under the *Residential Tenancy Act* (the "Act"). The tenants applied for a monetary order in the amount of \$25,000.00 for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement.

Tenant KM and an agent for the landlord (the "agent") appeared at the teleconference hearing.

### Preliminary and Procedural Matter

At the outset of the hearing, the parties were advised that the tenants' application for monetary compensation was being refused, pursuant to section 59(5)(c) of the *Residential Tenancy Act (Act)*, because their application for dispute resolution did not provide sufficient particulars of their claim for compensation, as is required by section 59(2)(b) of the Act.

I find that proceeding with the tenants' monetary claim at this hearing would be prejudicial to the landlord, as the absence of particulars that set out how the tenants arrived at the amount of \$25,000.00 makes it difficult, if not impossible, for the landlords to adequately prepare a response to the tenants' claim. The tenants' failed to provide a detailed breakdown of their monetary claim, including the amount of each item and what each item being claimed represents.

The tenants are at liberty to reapply, however, are reminded to provide a detailed breakdown of their monetary claim and are encouraged to use the Monetary Worksheet available at [www.rto.gov.bc.ca](http://www.rto.gov.bc.ca) when submitting a monetary claim. The tenants may include any additional pages to set out the details of their dispute in their application, as required.

Conclusion

The tenants' application has been refused pursuant to sections 59(5)(c) and 59(2)(b) of the *Act*. The tenants are at liberty to reapply for their monetary claim, however, are encouraged to provide a detailed breakdown of any future monetary claim at the time an application is submitted.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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: December 6, 2013

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Residential Tenancy Branch

