



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **INTERIM DECISION**

### **Dispute Codes:**

Tenant's application: RR; OLC; MNSD; MNR; MNDC; FF

Landlord's application: MND; MNDC; MNR; MNSD

### **Introduction**

This Hearing was scheduled to hear cross-applications. The Tenant seeks a rent reduction; an Order that the Landlord comply with the Act, regulation or tenancy agreement; return of the security deposit; cost of emergency repairs; compensation for damage or loss; and to recover the cost of the filing fee from the Landlord.

The Landlord seeks a monetary award for damages and unpaid rent; compensation for damage or loss; and to apply the security deposit towards partial satisfaction of his monetary award.

The parties gave affirmed testimony at the Hearing.

The Tenant's agent sought an adjournment. She stated that the Tenant is currently in hospital. The Tenant provided a doctor's letter in evidence.

The Landlord opposed the adjournment. He stated that he sent his documents to the Tenant's address for service, by registered mail, and that they were returned to him. The Landlord stated that he was told by Canada Post that the address does not exist.

The Landlord said that he believes that the Tenant's agent is the Tenant.

I advised the Landlord that his documentary evidence (170 pages) was filed late with the Residential Tenancy Branch. I asked the Tenant's agent to provide the correct address for the Tenant. She stated that she did not know where the Tenant was going to be after she is released from hospital. The Tenant's agent stated that documents for the Tenant could be sent to the Tenant's agent's address. I repeated the address that the Tenant's agent gave for service, and the Landlord also repeated it.

I find that there is no prejudice to the Landlord to adjourn the matter. I ordered that the Landlord send copies of this documentary evidence to the Tenant at the address given by the Tenant's agent.

**I ORDER that this matter must proceed on the date provided in the enclosed Notice of Reconvened Hearing.** If the Tenant does not call into the teleconference, she may be represented by an agent.

**Conclusion**

Copies of a Notice of Reconvened Hearing are provided to both parties. This matter is adjourned to the date and time provided on the enclosed Notice. Neither party is required to serve the other with a copy of the Notice.

I ORDER the Landlord to send copies of his documentary evidence to the Tenant at the address given by the Tenant's agent during the Hearing.

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: April 07, 2015

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Residential Tenancy Branch

