



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP, MNDC, OLC, PSF, RR, RP, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant filed under the Residential Tenancy Act, (the "Act"), to have the landlord make emergency repairs for health and safety reasons, for a monetary order for compensation for loss or other money owed, to have the landlord provide services or facilities required by the tenancy agreement or law, to reduce rent for repairs, services or facilities agreed upon but not provided and to recover the filing fee from the landlord.

Both parties appeared.

Preliminary matter

At the outset of the hearing the parties agreed that the tenancy has ended. Therefore, I find the tenant's application to have the landlord make emergency repairs to the rental unit, to have the landlord provide services or facilities, and to reduce rent for repairs are not necessary for me to consider as the tenancy has ended.

The only issue remaining in the tenant's application is monetary compensation; however, the tenant has not provided any details of the monetary claim in their application. The landlord did not understand the claim against them.

Section 59 (2) of the Act states that an application for dispute resolution must include full particulars of the dispute that is to be the subject of the dispute resolution proceedings, which would also include a breakdown of the monetary calculation.

Further, the principles of natural justice require that a person be informed and given full particulars of the claim against them.

I find the tenant's application for dispute resolution does not meet the requirements of section 59 of the Act. Therefore, I dismiss the tenant's application with 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: October 23, 2015

Residential Tenancy Branch

