



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNETC, FFT

This matter was scheduled for a conference call at 1:30 p.m. on this date. The tenant participated in the teleconference, the landlord did not. The tenant provided documentation that the tenancy ended on August 14, 2018 and filed this application on December 15, 2020. Section 60 of the Act addresses this issue before me as follows:

Latest time application for dispute resolution can be made

60 (1) If this Act does not state a time by which an application for dispute resolution must be made, **it must be made within 2 years of the date that the tenancy to which the matter relates ends or is assigned.**

As this application was filed 2 years and four months after the tenancy ended, it falls outside of the legislated timeline, accordingly; I dismiss this application in its entirety 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: January 19, 2021

Residential Tenancy Branch