



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

Decision

Dispute Code: MND

This hearing dealt with an application by the landlord for a monetary order for damage to the rental unit.

At the outset of the hearing, the landlord and tenant confirmed that the tenancy ended in April 2006. The landlord filed the application for dispute resolution on August 12, 2008, more than two years after the tenancy ended. The landlord stated that she attempted to pursue her monetary claim against the tenant in a small claims action, which is ongoing, but the Court told the landlord that her monetary claim against the tenant was a Residential Tenancy matter. On that basis, the landlord then filed this application.

I find that the landlord has not applied in time and I therefore dismiss the landlord's application.

Dated September 09, 2008.