



# Dispute Resolution Services

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

## Decision

Dispute Codes: RPP MNDC O

## Introduction

This hearing dealt with an application by the tenant for a monetary order and an order the landlord return the tenant's personal property. Both the tenant and an agent for the landlord participated in the teleconference hearing.

## Issue(s) to be Decided

Is the tenant entitled to monetary compensation as claimed?

Should the landlord be ordered to return the tenant's personal property?

## Background and Evidence

The tenant has resided in the building since December 1, 1983. The evidence of the tenant was that approximately 13 years ago, she and some other tenants in the building raised money to purchase a TV, VCR and a desk on wheels for the TV. The tenants stored these items in a common room in the building, which the tenant referred to as the "games room." Recently, new management for the building removed the TV from the games room. The tenant seeks the return of the TV to the games room, or monetary compensation of \$1000. The tenant also seeks an order that the games room be locked and that the tenant be provided with a key.

The response of the landlord was as follows. Over the years, tenants have used a common room, which the tenant referred to as the "games room" and which the landlord referred to as a "locker room," to donate or abandon many items. Most of the items have no monetary value. The landlord removed items of monetary value, including the

TV in question, and placed them in a secured area. The room in question is currently unlocked. The landlord is in the process of updating the locks in the building, and the room will be locked but accessible by all tenants. At that time, the TV and all other items of monetary value will be returned to the room, where they will be secured but accessible to tenants. Until the updating is complete, the tenants may ask the building manager to provide access to the TV and other removed items.

### Analysis

I find that in the circumstances the landlord is taking reasonable steps regarding the common room in question and the items of value, and that the tenant will have the TV returned to the common room and means to access the room. I therefore need not order that the landlord return the TV or pay monetary compensation. I accept the testimony of the landlord's agent that all tenants will receive access to the room, and I therefore need not order that the landlord supply the tenant with a key.

### Conclusion

The tenant's application is dismissed.

Dated April 30, 2009.