



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MT, CNC, MNSD, ERP, RP, LRE, LAT, RR, SS, O

Introduction

This matter dealt with an application by the Tenant for more time to cancel a Notice to End Tenancy, to cancel a Notice to End Tenancy for Cause dated April 30, 2010, for an order for emergency repairs and general repairs, for an order reducing the Tenant's rent due to the Landlord's failure to make repairs, for an order authorizing the Tenant to change the locks, for an order restricting the Landlord from entering the rental unit, for an Order permitting the Tenant to serve the Landlord with documents in a different way than required by the Act and to recover her security deposit.

At the beginning of the hearing the Landlord claimed that the other party indicated on the Tenant's application as a Tenant (B.M.W.) is the Tenant's 18 month old infant child. I find that this person is not properly named as a party in these proceedings and the style of cause is amended by removing her.

At the beginning of the hearing the Landlord also claimed that an Order of Possession was granted to her on May 28, 2010 which was to take effect on June 30, 2010 and that the Tenant moved out of the rental unit on or about June 17, 2010 without notice or providing a forwarding address. The Tenant did not dial into the conference call.

Conclusion

The Tenant's application for the return of her security deposit is dismissed with leave to reapply. The balance of the Tenant's application is dismissed 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: July 14, 2010.

Dispute Resolution Officer