

INTERIM DECISION

Dispute Codes MNDC RP FF O

Introduction

This hearing dealt with an Application for Dispute Resolution by the Tenants to obtain a Monetary Order for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, to obtain an Order to have the Landlord make repairs to the unit, site or property, for other reasons and to recover the cost of the filing fee from the Landlord for this application.

Issues(s) to be Decided

Are the Tenants entitled to a Monetary Order under section 67 of the *Residential Tenancy Act*?

Are the Tenants entitled to an Order to have the Landlord make repairs under sections 32 of the *Residential Tenancy Act*?

Background and Evidence

At the onset of the hearing the Landlord requested an adjournment because he did not have a service address for the Tenants to be able to serve his evidence.

The Tenant confirmed they had vacated the rental unit and provided a service address as listed on the front page of this document.

Analysis

After consideration of the following criteria as listed in section 6.4 of the *Tenancy Branch Rules of Procedure*:

A) the oral or written submissions of the parties;

B) whether the purpose for which the adjournment is sought will contribute to the resolution of the matter in accordance with the objectives set out in Rule 1 [objective and purpose];

C) whether the adjournment is required to provide a fair opportunity for a party to be heard, including whether a party had sufficient notice of the dispute resolution proceeding;

D) the degree to which the need for the adjournment arises out of the intentional actions or neglect of the party seeking the adjournment; and

E) the possible prejudice to each party.

I hereby adjourn the hearing so the Landlord may serve his evidence on the Tenants.

Conclusion

This hearing is adjourned to the date specified in the enclosed Notice of Adjourned Hearing.

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: September 24, 2010.

Dispute Resolution Officer