



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes PSF, RR, MNDC, LRE

Introduction

This hearing dealt with the tenant's application for a Monetary Order for money owed or compensation for damage or loss under the Residential Tenancy Act (the "Act"), for an order requiring the landlord to provide services required by law, an order suspending or setting conditions upon which the landlord may enter the rental unit and authorization for a rent reduction.

Preliminary Issue

The tenant and the landlord AA's daughter as agent appeared at hearing.

The tenant began by informing me she did not received the landlords' evidence, and did not know that an agent would be appearing. After confirmation from the landlord's agent that she had not supplied the landlords' evidence package to the tenant, the tenant asked if she could say something.

After agreeing, the tenant then began making a statement, during which I attempted to stop her in order to affirm the parties into the hearing.

The tenant refused to stop, saying, among other things, that she would not participate in the conference, that she was going to end the conference and that her lawyer informed her she did not have to participate.

I was not able to make any further statements to the tenant as she would not allow me to stop her comments. The tenant, after making her statement, abruptly exited the conference.

Issue(s) to be Decided

Is the tenant entitled to a monetary order, for an order requiring the landlord to provide services required by law, and an order suspending or setting conditions upon which the landlord may enter the rental unit and authorization for a rent reduction?

Background and Evidence

No evidence was submitted by the tenant. No testimony was submitted by the tenant.

Analysis

After the tenant abruptly exited the conference, the only participant who remained on the line during the hearing time was the landlord's agent.

As the tenant failed to present her claim either by written submissions or through testimony, I find the tenant has failed to support her application.

Conclusion

I therefore **dismiss** the tenant's application, **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: October 27, 2011.

Residential Tenancy Branch