



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, FF

### Introduction

This matter dealt with an application by the Landlord for a Monetary Order for unpaid rent, for cleaning and repair expenses and to recover the filing fee for this proceeding.

Section 60 of the Act says that an application for dispute resolution must be made within 2 years of the date that the tenancy ends and if it is not made within this time frame, any claim arising under the Act or the tenancy agreement ceases to exist for all purposes. The Landlord's agent said that the tenancy ended on June 30, 2007 and as a result, I find that the Landlord's application in this matter (filed on October 7, 2011) must be dismissed without leave to reapply given that the Landlord's right to make a claim expired on June 30, 2009.

### Conclusion

The Landlord'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: November 30, 2011.

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Residential Tenancy Branch