



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, CNQ, CNR, MNDC, RP, RR

Introduction

A small amount of documentary evidence and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The applicant(s) testified that the respondent was served with notice of the hearing by hand on January 13, 2012; however the respondent did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

Issue(s) to be Decided

This is a request to cancel a Notice to End Tenancy given for cause, and to cancel Notice to End Tenancy given for unpaid rent.

The applicant is also requesting compensation for damage or loss under the Residential Tenancy Act in the amount of \$600.00, and is requesting an order for the landlord to make repairs to the unit.

The applicant is also requesting an order to allow the tenant to reduce the rent for repairs services and facilities agreed upon but not provided.

Background and Evidence

The applicant is requesting an order to cancel a 1 month Notice to End Tenancy and a 10 day Notice to End Tenancy, however the applicant has supplied no copies of those notices to this hearing and therefore I have no way of knowing whether the notices were valid or not, or whether the dispute was filed within the time limits set under the Residential Tenancy Act.

However the applicant has stated that he has not paid his January 2011 rent in the amount of \$800.00 and therefore if a 10 day notice was a valid notice it's unlikely it would have been cancelled.

The applicant is also claiming \$600.00 that he claims he has spent on repairs, services, and labour at the rental unit; however the applicant has supplied absolutely no evidence in support of his claim.

Analysis

In the absence of any Notices to End Tenancy, there is nothing for me to deal with in regards to setting aside any Notices to End Tenancy.

In the absence of any evidence regarding the monetary claim, I am not willing to issue any Monetary Order.

Conclusion

This application is dismissed with leave to reapply, as long as the application is filed within any time limits established by the Residential Tenancy Act.

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: January 30, 2012.

Residential Tenancy Branch