



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP, RP, MNSD,

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant for a monetary order for compensation for damage or loss under the Act, to have the landlord comply with the Act, make emergency repairs and provide services required by law and allow a tenant to reduce rent for repairs.

Both parties appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions to me.

Preliminary issue

The parties agree the mail box has been replaced, the heating has been repaired and the tenant has all of her belongings. Therefore, I dismiss the tenant's application to have the landlord comply with the Act, make emergency repairs, and provided services.

The parties agree tenancy will end of the last day of March 2012. Therefore, the tenant's application to reduce rent for repairs is dismissed.

The tenant states they have not settled the monetary claim for compensation for loss.

The tenant's application seeks a monetary order for money owed or compensation for damage or loss under the Act. However, the tenant did not provide any details of dispute regarding that issued in her application. The tenant also did not provide a detailed calculation of her claim, as required. Therefore, the tenant's application for a monetary order for money owed or compensation for damage or loss is dismissed with leave to reapply.

Conclusion

I dismiss the tenant's application to have the landlord comply with the Act, make emergency repairs, provided services and reduce rent for repairs is dismissed.

I dismiss the tenant's application with leave to reapply for a monetary order for money owed or compensation for damage or loss under the 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: April 3, 2012.
