



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, OLC, RPP, LRE, OPT, LAT, FF

This hearing was convened in response to an application by the Tenant pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. A Monetary Order for compensation - Section 67;
2. An Order compelling the Landlord to comply with the Act - Section 62;
3. An Order for the return of the Tenant’s property – Section 65;
4. An Order suspending or setting conditions on the Landlord’s right to enter the rental unit – Section 70;
5. An Order of Possession of the rental unit – Section 54;
6. An Order authorizing the Tenant to change the locks to the rental unit – Section 70; and
7. An Order to recover the filing fee for this application - Section 72.

I accept the Tenant’s evidence that the Landlord was served with the application for dispute resolution and notice of hearing by registered mail in accordance with Section 89 of the Act. The Landlord did not participate in the conference call hearing.

The Tenant was given full opportunity to be heard, to present evidence and to make submissions. At the onset of the Hearing, the Tenant’s translator requested an adjournment as the Tenant is ill and cannot participate in the Hearing today. As the Landlord has not appeared, I find that there is no prejudice to the Landlord in granting the adjournment and I therefore grant the adjournment.

The Residential Tenancy Branch will notify the Tenant of the date for the adjourned hearing by providing the Tenant with a Notice of Adjourned hearing (the “Notice”). The Tenant must serve the Landlord with the Notice and any evidence in accordance with

the service provisions of the Act and **no later than 5 days before the Adjourned Hearing Date.**

Failure to attend the Hearing at the scheduled time, with all relevant documents and/or witnesses, will result in a decision being made on the basis of any information before the Dispute Resolution Officer and the evidence of the Party in attendance at the 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: August 15, 2012.

Residential Tenancy Branch