



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

ADJOURNMENT DECISION

Dispute Codes: MNDC

Introduction

This hearing concerns the tenant's application for a monetary order as compensation for damage or loss under the Act, Regulation or tenancy agreement. Both parties attended and / or were represented at the hearing.

Landlord "ND" testified that as he has been absent from his office, he only very recently received the tenant's hearing package. Further, landlord "ND" testified that landlord "HHZ" has left the country and whether he plans to return is presently unknown. Principally for these reasons landlord "ND" requested an adjournment. While tenant "LAL" would prefer to have the application decided sooner rather than later, tenant "LAL" did not raise a strong objection to the request for adjournment. In the result, the request for adjournment is hereby granted. Another hearing will be scheduled and a notice of hearing will be mailed to the parties under separate cover.

In the meantime, the parties are informed that the full text of the Act, Regulation, Residential Tenancy Policy Guidelines, Fact Sheets, forms and more can be accessed via the website: www.rto.gov.bc.ca

In particular, the attention of the parties is drawn to the following sections of the Act:

Section 49: **Landlord's notice: landlord's use of property**

Section 51: **Tenant's compensation: section 49 notice**

Further, the attention of the parties is drawn to the following Residential Tenancy Policy Guideline:

2. Good Faith Requirement when Ending a Tenancy

Finally, the parties are advised of the provisions set out in section 63 of the Act which speaks to the **Opportunity to settle dispute**, as follows:

63(1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.

(2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or an order.

Conclusion

Following from all of the above, the hearing is hereby adjourned. A new hearing will be scheduled to take place by way of conference call, and the notice of hearing will be mailed to the parties under separate cover.

Any and all documentation the parties wish to have considered by the Director, must be submitted to the Branch by no later than five (5) days before the next scheduled hearing date. All such documentation must also be copied to the other party.

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 09, 2012.

Residential Tenancy Branch