



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: RPP

Introduction

This hearing was scheduled in response to the tenant's application for an order instructing the landlord to return the tenant's personal property. Both parties participated in the hearing and gave affirmed testimony.

Issue(s) to be Decided

Whether the tenant is entitled to the above under the Act, Regulation or tenancy agreement.

Background / Evidence / Analysis

There is no written tenancy agreement in evidence for this tenancy which began approximately 7 years ago, and which ended on or about June 8, 2012. At the time when tenancy ended, monthly rent was \$675.00. No security deposit was ever collected.

After the tenant vacated the unit, cleaning and repairs were required. As well, certain furnishings and other miscellaneous items left behind were disposed of by the landlord after he determined that they had been discarded by the tenant and / or that they had no significant value. The landlord testified that he does not currently possess any items belonging to the tenant.

Further, however, it is understood that another resident in the building who was also an acquaintance of the tenant's, recovered what were thought to be possessions of some value to the tenant. It is understood that these items may have been held onto for safekeeping. During the hearing the parties agreed that the most practical course of action may be for the tenant to contact the other resident ("R.C.") in order to discuss the tenant's desire to recover these items.

Conclusion

Following from all of the above, the tenant's application is hereby dismissed.

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 10, 2012.

Residential Tenancy Branch