



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: MNDC

Introduction

This hearing was scheduled in response to an application by the tenant for a monetary order as compensation for damage or loss under the Act, Regulation or tenancy agreement. 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

In summary, the tenant appears to claim that he lost money and expended valuable time as a result of problems he encountered while trying to operate laundry equipment located in the building where he resides. Mr. Sutton, an agent representing the firm which manages the property, attended the hearing. Mr. Sutton's view is that the issue is best resolved directly between the tenant and Mr. Gordon, a representative of Phelps, which is the company that manages the laundry equipment. Mr. Sutton has offered to act as a go-between for contact between the tenant and Mr. Gordon. Specifically, it was agreed that Mr. Sutton will contact the tenant within the next 2 weeks in order to arrange a time to meet the tenant. Thereafter, it is understood that Mr. Sutton will contact Mr. Gordon in order to explore whether a resolution may be found which is agreeable both, to the tenant and to Mr. Gordon.

Analysis

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

Further to the application itself, there is virtually no documentation in evidence. Accordingly, I make no finding related to services and facilities that may be provided by the landlord pursuant to a tenancy agreement, and what impact such an agreement may have on problems the tenant encounters while operating laundry equipment which is provided by a third party.

For the present time, a mutually agreeable solution appears to have been found.

Conclusion

Following from all of the above, the tenant's application is hereby dismissed with leave to reapply.

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 24, 2012.

Residential Tenancy Branch