



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, OLC, LRE, FF

Introduction

This hearing dealt with the tenant's Application for Dispute Resolution seeking an order to have the landlord comply with the *Residential Tenancy Act (Act)*, regulation or tenancy agreement and a monetary order.

The hearing was conducted via teleconference and was attended by the tenant and the landlord. Both parties indicated they had arranged for witnesses to be available for this hearing but no witnesses were called in to provide testimony.

In the hearing the tenant provide additional details as to the monetary portion of his claim including an accusation the landlord removed money and other items from the rental unit on one occasion that the landlord had entered the unit.

As these details were not sufficiently clear in the tenant's Application and the tenant did not provide any written submission or evidence in this regard I find the tenant failed to provide sufficient detail in his Application that would allow the landlord to adequately prepare a response to the tenant's claims.

In addition, the tenant testified that he was planning on ending the tenancy on September 30, 2012 and as such, I find there is no reason to suspend or set conditions on the landlord's right to enter the rental unit for the remaining 3 days of the tenancy.

Issue(s) to be Decided

The issues to be decided are whether the tenant is entitled to a monetary order for compensation for damage or loss; to suspend or set conditions on the landlord's right to enter the rental unit and to recover the filing fee from the landlord for the cost of the Application for Dispute Resolution, pursuant to Sections 28, 29, 67, and 72 of the *Act*.

Conclusion

For the reasons above, I dismiss this Application in its entirety and grant leave to the tenant to reapply only on the portion of his Application seeking compensation for missing or damaged possessions.

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: September 27, 2012.

Residential Tenancy Branch