



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

INTERIM DECISION

Dispute Codes MNDC

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant for a monetary order for compensation under the Act.

Both parties appeared, gave testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions at the hearing.

Preliminary Issue

In this case, the landlord stated that he is currently out of the country and requests an adjournment of today's hearing. The landlord stated that he has a cross-application to file for unpaid rent and damages to the unit. The landlord stated those issues should be heard at the same time as the tenant's application, however, the tenant at the end of tenancy did not provide a forwarding address. The tenant confirms no forwarding address was provided, however, has provided that forwarding address at today's hearing. (address removed)

The tenant also confirmed notice to end the tenancy was provided on November 27, 2012 and the rental unit was vacated on December 3, 2012, without paying rent for December 2012.

As a result, I have allowed the adjournment to give the landlord a fair opportunity to be heard and have both applications for monetary compensation heard together to ensure a consistent, efficient and just process for resolving all the disputes relating to this tenancy.

I order the landlord to make their cross Application for Dispute Resolution, no later than January 18, 2013, and the landlord may have his agent make that application on his behalf as the landlord will not be in the country until early February 2013. The landlord's application is to be heard with the tenant's application.

The landlord is to serve the tenant by registered mail at the address provided at today's hearing with a copy of their Application for Dispute Resolution and any evidence to support their claim within three days of filing their application.

A notice of a reconvene hearing will be sent to both parties.

Conclusion

This matter was adjourned, a notice of reconvene hearing will be sent to both parties.

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: January 07, 2013.

Residential Tenancy Branch

