



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MT, CNL, MNDC, MNSD, LRE

Introduction

This Hearing was scheduled to hear the Tenant's application for more time to file her application to cancel a Notice to End Tenancy; to cancel a Notice to End Tenancy for Landlord's Use; for compensation for damage or loss under the Act, regulation or tenancy agreement; for return of all or part of the pet damage or security deposit; and to suspend or set conditions on the Landlord's right to enter the rental unit.

Both parties signed into the Hearing. The Tenant testified that she served the Landlord with the Notice of Hearing documents by handing the documents to the Landlord, but she was unsure of the date. The Landlord acknowledged receiving the documents "about 6 weeks ago".

Preliminary Matters

I explained to the Tenant that there were some problems with the content of her application and that I was confused about what she was seeking, for the following reasons:

1. The Tenant did not provide an address for the Landlord.
2. The Tenant applied for more time to file her application to cancel a Notice, but she had filed within the required time frame.
3. The Tenant applied to cancel a Notice to End Tenancy for Landlord's Use, but provided a copy of a Notice to End Tenancy for Cause.
4. The Tenant did not provide any details in the "Details of Dispute" section of the Application.

The Tenant stated that she didn't wish to cancel a Notice for Landlord's Use; but rather, that she wanted compensation in the equivalent to one month's rent because the Landlord was kicking her out so his daughter could move in.

She then stated that she was in the process of moving out of the rental unit.

I explained to her that Tenants are only entitled to compensation if they receive a Notice to End Tenancy for Landlord's Use.

The Tenant asked for return of the security deposit. I explained to the Tenant that the deposit would have to be dealt with in accordance with the provisions of the Act, once she had moved out of the rental unit. I explained to her that she could seek procedural advice from an Information Officer at the numbers listed on the bottom of her Application.

Conclusion

The Tenant's application is 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: November 04, 2013

Residential Tenancy Branch

