



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes DRI, MNR, MNDC, ERP, RP, RR

Introduction

This hearing dealt with the tenant's Application for Dispute Resolution seeking an order to have the landlord complete repairs and emergency repairs; an order to reduce future rent; to dispute an additional rent increase; and a monetary order.

The hearing was conducted via teleconference and was attended by both the landlord and the tenant.

At the outset of the hearing the tenant clarified that she is no longer living in the rental unit and as such does not require an order to have emergency repairs or repairs completed and that she no longer requires a rent reduction for future rent payments; and that she did not receive any notice of rent increase during her tenancy with this landlord. I amend the tenant's Application to exclude these matters.

I note many items claimed for in this application relate to a tenancy agreement the tenant had with a former landlord for the same address. The former landlord was a previous tenant to the current landlord who had rented the unit to this tenant originally for the period between May 2011 and October 31, 2011.

The tenant has not provided any division of these items from her claim and has included claims related to that first tenancy with her former landlord in her Application against this landlord.

I also note that much of the tenant's claim also includes claims related to what she has termed as fulltime employment for the landlord as a property manager and relates to work completed on the other rental unit and the residential property.

As both the issues related to her first tenancy with another landlord and her claims for compensation for her employment are not directly related to her tenancy with this landlord I found it necessary to adjourn this hearing and directed the tenant to re-submit her claim and remove all items not related to her tenancy with this landlord and her claims for losses resulting from acting as an agent for the landlord.

At the outset of the reconvened hearing the tenant indicated that she had not had an opportunity over the past 2 months to refine her claim due to illness. As such, I find the tenant's Application contains too many outside issues that are not related to her tenancy and the Application cannot proceed as submitted.

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 and to recover the filing fee from the landlord for the cost of the Application for Dispute Resolution, pursuant to Sections 67, and 72 of the *Residential Tenancy Act (Act)*.

Conclusion

Based on the above, I dismiss this Application in its entirety with leave for the tenant to reapply. Any subsequent applications must be made pursuant to any limitations outlined in the *Act* and this decision does not extend any legislated time frames.

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 18, 2013

Residential Tenancy Branch

