



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR MNDC ERP RP LRE

Introduction

This hearing was convened as a result of the tenants' application for dispute resolution seeking remedy under the *Residential Tenancy Act* (the "Act"). The tenants applied for a monetary order for the cost of emergency repairs, money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, for an order directing the landlords to make emergency repairs for health or safety reasons, to make general repairs to the unit, site or property, and to suspend or set conditions on the landlords' right to enter the rental unit. As part of the tenants' application, they have applied for monetary compensation indicating "\$20,000.00+".

The tenants, landlord "BA", and counsel for the landlords attended the hearing.

Preliminary and Procedural Matter

At the outset of the hearing, the parties were advised that the tenants' application for monetary compensation was being refused, pursuant to section 59(5)(c) of the *Residential Tenancy Act (Act)*, because their application for dispute resolution did not provide sufficient particulars, as is required by section 59(2)(b) of the *Act*.

I find that proceeding with the tenants' claim at this hearing would be prejudicial to the landlords, as the absence of particulars that set out how the tenants arrived at the amount of "\$20,000.00+" makes it difficult, if not impossible, for the landlords to adequately prepare a response to the tenants' claim, given that the amount claimed is vague by adding "+" to the claim. Furthermore, the tenants' failed to specify a detailed breakdown of their monetary claim, including how they arrived at that amount, and failed to include what required repairs etc.

The tenants are at liberty to reapply, however, are reminded to provide sufficient details of their entire claim, including a detailed breakdown of their monetary claim, and what

specific repairs, if any, that they are seeking. The tenants are encouraged to use the Monetary Worksheet available at www.rto.gov.bc.ca when submitting a monetary claim. The tenants may include any additional pages to set out the details of their dispute in their application, as required.

Conclusion

The tenants' application has been refused pursuant to sections 59(5)(c) and 59(2)(b) of the *Act*. The tenants are at **liberty to reapply**, however, the tenants are encouraged to provide a detailed breakdown of their entire claim at the time an application is submitted.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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: February 11, 2014

Residential Tenancy Branch

