



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MNDC, RP, FF

Introduction

This hearing was convened by conference call in response to an Application for Dispute Resolution made by the tenant: for money owed or compensation for damage or loss under the *Residential Tenancy Act* (referred to as the “Act”), regulation or tenancy agreement; for the cost of emergency repairs; for the landlord to make repairs to the unit, site or property; and, to recover the filing fee for the cost of the application from the landlord.

The tenant appeared for the hearing along with an agent for the landlord. The tenant testified that he had served the landlord with the Notice of Hearing documents by registered mail in accordance with sections 89(1) (c) of the Act. However, the tenant testified that he had a considerable amount of documentary evidence in support of his claim but that he had an intention to serve this to the landlord and the Residential Tenancy Branch after this hearing.

However, the tenant was cautioned about the evidence requirements in relation to the Residential Tenancy Branch Rules of Procedure which were also communicated to the tenant in a fact sheet issued to the tenant with the Notice of Hearing documents after he made the application for dispute resolution. I explained to the tenant that I would not be considering any evidence that did not meet the requirements of the Rules of Procedure in this hearing.

The tenant testified that he was not willing to move forward with the hearing without consideration of this documentary evidence and as a result, withdrew his entire application.

The tenant asked for information with regards to a notice to end tenancy issued to him by the landlords for cause and the tenant was pointed to section 47(4) of the Act.

However, both parties are encouraged to work together towards a mutual agreement in relation to the disputes between the parties and both parties can contact an Information Officer at the Residential Tenancy Branch (on the attached details) for further information about their rights and obligations under the Act.

Conclusion

As the tenant withdrew his application for dispute resolution, I dismiss the tenant's application with leave to re-apply.

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: February 21, 2014

Residential Tenancy Branch

