



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Transpacific Realty Advisors
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: MNR, MNDC, OLC, PSF, OPT, AAT, RR

Introduction / Background

This hearing was scheduled in response to an application by the tenant for a monetary order as compensation for the cost of emergency repairs / compensation for damage or loss under the Act, Regulation or tenancy agreement / an order instructing the landlord to comply with the Act, Regulation or tenancy agreement / an order instructing the landlord to provide services or facilities required by law / an order of possession in favour of the tenant for the rental unit / and permission to reduce rent for repairs, services or facilities agreed upon but not provided.

Both parties attended and gave affirmed testimony.

Pursuant to a written tenancy agreement the tenancy began on April 01, 2008, and in response to applications by the tenant two previous hearings have been held:

File # 788681: decision dated April 04, 2012

File # 807594: decision dated June 05, 2013

At the outset of this hearing the tenant indicated that he was not prepared to proceed, and he requested an adjournment for the following 3 reasons:

- i) the tenant's advocate has all of the tenant's documentation related to this hearing;
- ii) the tenant's advocate is not available for this hearing;
- iii) the tenant has new information that was not available at the time when he filed his application on January 29, 2014, and he has not yet had an opportunity to submit the new information.

Having considered the tenant's reasons for requesting an adjournment, I declined to grant an adjournment, and informed the tenant that I would dismiss his application with leave to reapply.

Further to the above, the landlord's agent stated that she is prepared to meet with the tenant and his advocate in order to attempt to resolve the issues in dispute. The landlord's agent suggested that the tenant ask his advocate to contact her directly in order to schedule a mutually agreeable time to meet at her office for this purpose.

Conclusion

The tenant's application is hereby dismissed with leave to reapply.

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: March 18, 2014

Residential Tenancy Branch

