



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, O, RR, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant for an order to cancel a notice to end tenancy for cause, to allow a tenant to reduce rent for repairs, services or facility agreed upon but not provided, and to recover the cost of the filing fee.

Both parties appeared and confirmed they have not submitted any documentary evidence.

### Preliminary matter

At the outset of the hearing the landlord stated that he did not serve a 1 Month Notice to End Tenancy for Cause, on the tenant. The tenant confirmed she was not served with a notice to end tenancy. The parties confirmed the tenant vacated the rental unit.

In this case, the tenant was not served with a 1 Month Notice to End Tenancy for Cause and has vacated the rental unit. As there was no notice to end tenancy for cause issued, I dismiss this portion of the tenants claim.

Further, the tenant seeks to be allowed to reduce rent for repairs. As the tenancy has ended, I find there is no need for me to hear the issue of any future rent reductions.

The tenant stated that she has listed "other" in her application and she seeks an order that the landlord cannot pursue her for unpaid rent as she alleged a material breach of the tenancy agreement.

However, there are no details listed in the details of dispute that the tenant was seeking any orders. Section 59 (2) of the Act states an application for dispute resolution must include full particulars of the dispute that is to be the subject of the dispute resolution proceedings and the principles of natural justice require that a person be informed and given particulars of the claim against them. Therefore, I decline to hear any issue that the full particulars were not provided in the details of dispute.

### 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: April 07, 2014

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Residential Tenancy Branch

